

**34 Tabby Shell Road**

Project Submission

Bluffton Historic Preservation Commission  
20 Bridge Street  
Bluffton, South Carolina  
29910

In the attached drawing updates for 34 Tabby Shell Road, you will see all the wall details and Exterior Elevations have been reworked and updated. The Updated Details call out all the Exterior Materials. Along with a couple of added Wall Details to help clarify some outstanding questions.

The remaining drawings within the package are the same as previously submitted.

As you review the attached project, please let us know if you have any questions or if there is anything that we can do to help.

Thanks



J.S. LEONARD - SAWYER DESIGN

Jonathan Leonard  
Sawyer Design  
912-704-1955



## ATTACHMENT 2

**TOWN OF BLUFFTON**  
**CERTIFICATE OF APPROPRIATENESS-**  
**OLD TOWN BLUFFTON**  
**HISTORIC DISTRICT (HD) APPLICATION**

Growth Management Customer Service Center  
20 Bridge Street  
Bluffton, SC 29910  
(843)706-4500  
[www.townofbluffton.sc.gov](http://www.townofbluffton.sc.gov)  
[applicationfeedback@townofbluffton.com](mailto:applicationfeedback@townofbluffton.com)

| Applicant   |  | Property Owner  |  |
|---|--|---|--|
| Name: Sea Island Construction Group   |  | Name: William Glover  |  |
| Phone: (854) 345-0925   |  | Phone: (843) 304-2455                                       |  |
| Mailing Address: 23 Whispering Oaks Circle,<br>Okatie, SC 29909   |  | Mailing Address: 40 Sugaree Dr, Bluffton, SC<br>29910       |  |
| E-mail: sgconstructionhhi@gmail.com   |  | E-mail: billyglover77@gmail.com                             |  |
| Town Business License # (if applicable): LIC-24-08-4372   |  |   |  |
| <b>Project Information</b> (tax map info available at <a href="http://www.townofbluffton.us/map/">http://www.townofbluffton.us/map/</a> )   |  |   |  |
| Project Name: Glover Residence  |  | Conceptual: <input type="checkbox"/>                        | Final: <input checked="" type="checkbox"/> |
| Project Address: 34 Tabby Shell Rd, Bluffton, SC  |  | Amendment: <input type="checkbox"/>                         |  |
| Zoning District: General HD   |  | Application for:  |  |
| Acreage: .11  |  | <input checked="" type="checkbox"/> New Construction        |  |
| Tax Map Number(s): R610 039 000 1198 0000   |  | <input type="checkbox"/> Renovation/Rehabilitation/Addition |  |
|   |  | <input type="checkbox"/> Relocation                         |  |
| Project Description: We propose to build a two-story Center Hall style, double front porch residence with an attached two car garage + golf cart storage approx. 2,874.52 cooled sf.  |  |   |  |
| <b>Minimum Requirements for Submittal</b>   |  |   |  |
| <input checked="" type="checkbox"/> 1. Mandatory Check In Meeting to administratively review all items required for conceptual submittal must take place prior to formal submittal.   |  |   |  |
| <input checked="" type="checkbox"/> 2. Digital files drawn to scale of the Site Plan(s).  |  |   |  |
| <input checked="" type="checkbox"/> 3. Digital files of the Architectural Plan(s).  |  |   |  |
| <input checked="" type="checkbox"/> 4. Project Narrative describing reason for application and compliance with the criteria in Article 3 of the UDO.  |  |   |  |
| <input checked="" type="checkbox"/> 5. All information required on the attached Application Checklist.  |  |   |  |
| <input checked="" type="checkbox"/> 6. An Application Review Fee as determined by the Town of Bluffton Master Fee Schedule. Checks made payable to the Town of Bluffton.  |  |   |  |
| <b>Note: A Pre-Application Meeting is required prior to Application submittal.</b>  |  |   |  |
| <b>Disclaimer: The Town of Bluffton assumes no legal or financial liability to the applicant or any third party whatsoever by approving the plans associated with this permit.</b>  |  |   |  |
| I hereby acknowledge by my signature below that the foregoing application is complete and accurate and that I am the owner of the subject property. As applicable, I authorize the subject property to be posted and inspected. |  |   |  |
| Property Owner Signature: <i>Wm R. Glover</i>   |  | Date: 09/13/24  |  |
| Applicant Signature: <i>GP</i>  |  | Date: 09/13/24  |  |
| <b>For Office Use</b>   |  |   |  |
| Application Number:   |  | Date Received:  |  |
| Received By:  |  | Date Approved:  |  |



# ATTACHMENT 2 TOWN OF BLUFFTON

## CERTIFICATE OF APPROPRIATENESS – OLD TOWN BLUFFTON HISTORIC DISTRICT (HD) PROJECT ANALYSIS

In accordance with the Town of Bluffton Unified Development Ordinance (UDO), the following information shall be included as part of a Certificate of Appropriateness application submitted for review by the Historic Preservation Commission (HPC) and the Historic Preservation Review Committee. The use of this checklist by Town Staff or the Applicant shall not constitute a waiver of any requirement contained in the UDO.

|   |  |   |   |   |  |
|---|--|---|---|---|--|
| <b>1. DESIGN REVIEW PHASE</b>   |  | <b>CONCEPTUAL REVIEW</b> <input type="checkbox"/> |   | <b>FINAL REVIEW</b> <input checked="" type="checkbox"/> |  |
| <b>2. SITE DATA</b>   |  |   |   |   |  |
| Identification of Proposed Building Type (as defined in Article 5): Center Hall House |  |   |   |   |  |
| Building Setbacks   | Front: 5'  | Rear: 10.5'                                       | Rt. Side: 7.5'                              | Lt. Side: 5'  |  |
| <b>3. BUILDING DATA</b>   |  |   |   |   |  |
| <b>Building</b>   | <b>Description</b><br>(Main House, Garage, Carriage House, etc.) | <b>Existing Square Footage</b>                    | <b>Proposed Square Footage</b>              |   |  |
| Main Structure  | Main House   | 0   | 2324.52                                     |   |  |
| Ancillary   | Bonus Room/Garage  | 0   | 1100 (550 cooled)                           |   |  |
| Ancillary   |  |   |   |   |  |
| <b>4. SITE COVERAGE</b>   |  |   |   |   |  |
| <b>Impervious Coverage</b>  |  | <b>Coverage (SF)</b>                              |   |   |  |
| Building Footprint(s)   |  | 1770.41   |   |   |  |
| Impervious Drive, Walks & Paths   |  | 332   |   |   |  |
| Open/Covered Patios   |  | 632.93  |   |   |  |
| <b>A. TOTAL IMPERVIOUS COVERAGE</b>   |  | 2735.34   |   |   |  |
| <b>B. TOTAL SF OF LOT</b>   |  | 4937  |   |   |  |
| <b>% COVERAGE OF LOT (A/B= %)</b>   |  | 55.4%   |   |   |  |
| <b>5. BUILDING MATERIALS</b>  |  |   |   |   |  |
| <b>Building Element</b>   | <b>Materials, Dimensions, and Operation</b>                      | <b>Building Element</b>                           | <b>Materials, Dimensions, and Operation</b> |   |  |
| Foundation  | concrete turndown (mixture)                                      | Columns   | Primed PT Pine / Hardie                     |   |  |
| Walls   | 2x4/2x6 spruce   | Windows   | Marvin Vinyl                                |   |  |
| Roof  | standing seam metal  | Doors   | Wood  |   |  |
| Chimney   | mixed tabby stucco   | Shutters  | N/A   |   |  |
| Trim  | Hardie Plank   | Skirting/Underpinning                             | Hardie Plank                                |   |  |
| Water table   | PT Pine  | Cornice, Soffit, Frieze                           | Hardie Plank                                |   |  |
| Corner board  | Hardie Plank   | Gutters   | Metal (half round)                          |   |  |
| Railings  | Powder Coated Metal  | Garage Doors                                      | Painted Composite                           |   |  |
| Balusters   | Powder Coated Metal  | Green/Recycled Materials                          | N/A   |   |  |
| Handrails   | Powder Coated Metal  |   |   |   |  |



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### CERTIFICATE OF APPROPRIATENESS – OLD TOWN BLUFFTON HISTORIC DISTRICT (HD) PROJECT ANALYSIS

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| <b>1. DESIGN REVIEW PHASE</b>   |   |                          | <b>CONCEPTUAL REVIEW</b> <input type="checkbox"/> | <b>FINAL REVIEW</b> <input checked="" type="checkbox"/> |
|---|---|--------------------------|---|---|
| <b>2. SITE DATA</b>   |   |                          |   |   |
| Identification of Proposed Building Type (as defined in Article 5): Center Hall House |   |                          |   |   |
| Building Setbacks   | Front: 5'   | Rear: 10.5'              | Rt. Side: 7.5'                                    | Lt. Side: 5'  |
| <b>3. BUILDING DATA</b>   |   |                          |   |   |
| Building  | Description<br>(Main House, Garage, Carriage House, etc.) | Existing Square Footage  | Proposed Square Footage                           |   |
| Main Structure  | Main House  | 0                        | 2324.52   |   |
| Ancillary   | Bonus Room/Garage   | 0                        | 1100 (550 cooled)                                 |   |
| Ancillary   |   |                          |   |   |
| <b>4. SITE COVERAGE</b>   |   |                          |   |   |
| <b>Impervious Coverage</b>  |   | <b>Coverage (SF)</b>     |   |   |
| Building Footprint(s)   |   | 1770.41                  |   |   |
| Impervious Drive, Walks & Paths   |   | 332                      |   |   |
| Open/Covered Patios   |   | 632.93                   |   |   |
| <b>A. TOTAL IMPERVIOUS COVERAGE</b>   |   | 2735.34                  |   |   |
| <b>B. TOTAL SF OF LOT</b>   |   | 4937                     |   |   |
| <b>% COVERAGE OF LOT (A/B= %)</b>   |   | 55.4%                    |   |   |
| <b>5. BUILDING MATERIALS</b>  |   |                          |   |   |
| Building Element  | Materials, Dimensions, and Operation                      | Building Element         | Materials, Dimensions, and Operation              |   |
| Foundation  | concrete turndown (mixture)                               | Columns                  | Primed PT Pine / Hardie                           |   |
| Walls   | 2x4/2x6 spruce  | Windows                  | Marvin Vinyl                                      |   |
| Roof  | standing seam metal                                       | Doors                    | Wood  |   |
| Chimney   | mixed tabby stucco  | Shutters                 | N/A   |   |
| Trim  | Hardie Plank  | Skirting/Underpinning    | Hardie Plank                                      |   |
| Water table   | PT Pine   | Cornice, Soffit, Frieze  | Hardie Plank                                      |   |
| Corner board  | Hardie Plank  | Gutters                  | Metal (half round)                                |   |
| Railings  | Powder Coated Metal                                       | Garage Doors             | Painted Composite                                 |   |
| Balusters   | Powder Coated Metal                                       | Green/Recycled Materials | N/A   |   |
| Handrails   | Powder Coated Metal                                       |                          |   |   |



# ATTACHMENT 2 TOWN OF BLUFFTON

## CERTIFICATE OF APPROPRIATENESS – OLD TOWN BLUFFTON HISTORIC DISTRICT (HD) APPLICATION CHECKLIST

**Note:** Certificate of Appropriateness application information will vary depending on the activities proposed. At a minimum, the following items (signified by a grayed checkbox) are required, as applicable to the proposed project.

| Concept                  | Final                               | BACKGROUND INFORMATION.  |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <b>COMPLETED CERTIFICATE OF APPROPRIATENESS - HD APPLICATION:</b> A completed and signed application providing general project and contact information.  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <b>PROPERTY OWNER CONSENT:</b> If the applicant is not the property owner, a letter of agency from the property owner is required to authorize the applicant to act on behalf of the property owner.   |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <b>PROJECT NARRATIVE:</b> A detailed narrative describing the existing site conditions and use, the proposed development intent with proposed uses and activities that will be conducted on the site. Include a description of the proposed building type and proposed building materials as permitted in Article 5.   |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <b>DEED COVENANTS/RESTRICTIONS:</b> A copy of any existing deed covenants, conditions and restrictions, including any design or architectural standards that apply to the site.  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <b>ADDITIONAL APPROVALS:</b> A written statement from the Declarant of any deed covenants, conditions, or restrictions and/or the Review Body of any design or architectural standards that the current design has been reviewed for consistency with the established restrictions/design principles and approved.   |
| Concept                  | Final                               | SITE ASSESSMENT.   |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <b>LOCATION MAP:</b> Indicating the location of the lot and/or building within the Old Town Bluffton Historic District with a vicinity map.  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <b>PROPERTY SURVEY:</b> Prepared and sealed by a Registered Land Surveyor indicating the following, but not limited to: <ul style="list-style-type: none"> <li>• All property boundaries, acreage, location of property markers, name of county, municipality, project location, and parcel identification number(s);</li> <li>• Municipal limits or county lines, zoning, overlay or special district boundaries, if they traverse the tract, form a part of the boundary of the tract, or are contiguous to such boundary;</li> <li>• All easements of record, existing utilities, other legal encumbrances, public and private rights-of-way, recorded roadways, alleys, reservations, and railways;</li> <li>• Existing watercourses, drainage structures, ditches, one-hundred (100) year flood elevation, OCRM critical line, wetlands or riparian corridors top of bank locations, and protected lands on or adjacent to the property;</li> <li>• Location of existing buildings, structures, parking lots, impervious areas, public and private infrastructure, or other man-made objects located on the development property; and</li> <li>• North arrow, graphic scale, and legend identifying all symbology.</li> </ul> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <b>SITE PLAN:</b> Showing layout and design indicating, but not limited to: <ul style="list-style-type: none"> <li>• All property survey information showing all building footprint(s) with finish floor elevations, setbacks and build-to lines, building location(s), building orientation(s);</li> <li>• Overall lot configuration depicting ingress/egress, circulation, driveways, parking areas, patios, decks, pools, hardscape, service yards and all other site amenities;</li> <li>• Pedestrian circulation elements and ensuring design shows ADA accessibility compliance. Location, layout, and number of vehicular and bicycle parking spaces bicycle parking, and ensuring design shows ADA accessibility compliance; and</li> <li>• Include detailed dimensions as necessary and appropriate to demonstrate compliance with all applicable standards and requirements.</li> </ul>  |



ATTACHMENT 2  
TOWN OF BLUFFTON

**CERTIFICATE OF APPROPRIATENESS – OLD TOWN BLUFFTON  
HISTORIC DISTRICT (HD) APPLICATION CHECKLIST**

|                          |                                     |  |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <b>PHOTOS:</b> Labeled comprehensive color photograph documentation of the property, all exterior facades, and the features impacted by the proposed work. If digital, images should be at a minimum of 300 dpi resolution.  |
| <b>Concept</b>           | <b>Final</b>                        | <b>ARCHITECTURAL INFORMATION.</b>  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <b>CONCEPTUAL ARCHITECTURAL SKETCHES:</b> Sketch of plans, elevations, details, renderings, and/or additional product information to relay design intent.  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <b>FLOOR/ROOF PLANS:</b> Illustrate the roof and floor plan configurations. Include all proposed uses, walls, door & window locations, overall dimensions and square footage(s).   |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <b>ELEVATIONS:</b> Provide scaled and dimensioned drawings to illustrate the exterior appearance of all sides of the building(s). Describe all exterior materials and finishes and include all building height(s) and heights of appurtenance(s) as they relates to adjacent grade, first floor finished floor elevations, floor to ceiling height for all stories, existing and finish grades for each elevation. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <b>ARCHITECTURAL DETAILS:</b> Provide scaled and dimensioned drawings to show the configuration and operation of all doors, windows, shutters as well as the configuration and dimensional information for columns and porch posts, corner boards, water tables, cupolas and roof appurtenances, gutters and downspouts, awnings, marquees, balconies, colonnades, arcades, stairs, porches, stoops and railings.  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <b>MANUFACTURER'S CUT SHEET/SPECIFICATIONS:</b> Include for all atypical building elements and materials not expressly permitted by Article 5 of the UDO with sizes and finishes noted.  |
| <b>Concept</b>           | <b>Final</b>                        | <b>LANDSCAPE INFORMATION.</b>  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <b>TREE REMOVAL PLAN:</b> A site plan indicating location, species, and caliper of existing trees and trees to be removed.   |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <b>LANDSCAPE PLAN:</b> Plan must include proposed plant materials including names, quantities, sizes and location, trees to be removed/preserved/relocated, areas of planting, water features, extent of lawns, and areas to be vegetated. Plant key and list to be shown on the landscape plan as well as existing and proposed canopy coverage calculations.   |
| <b>Concept</b>           | <b>Final</b>                        | <b>ADDITIONAL REQUIRED INFORMATION (Single-Family Residential Excluded).</b>   |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <b>FINAL DEVELOPMENT PLAN APPLICATION:</b> A Final Development Plan Application, along with all required submittal items as depicted on the application checklist, must be submitted prior to a Final Certificate of Appropriateness submittal and approved prior to the application being heard by the Historic Preservation Commission.  |

**SIGN AND RETURN THIS CHECKLIST WITH THE APPLICATION SUBMITTAL**

By signature below I certify that I have reviewed and provided the submittal items listed above. Further, I understand that failure to provide a complete, quality application or erroneous information may result in the delay of processing my application(s).

William R. Glover  
Signature of Property Owner or Authorized Agent

09/13/24  
Date

William Glover  
Printed Name of Property Owner or Authorized Agent

Sawyer Graham  
Signature of Applicant

09/13/24  
Date

Sawyer Graham  
Printed Name of Applicant