



PLAN REVIEW COMMENTS FOR COFA-04-25-019725

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:** 04/28/2025
Plan Status: Pending **Plan Address:** 1271 May River Rd Road
BLUFFTON, SC 29910
Case Manager: Sam Barrow **Plan PIN #:** R610 039 000 164B 0000
Plan Description: A request by Chris Epps (Incircle Architecture), on behalf of Property Owner, Sharan Pyari Patel for review of Certificate of Appropriateness-Historic District, to allow construction of a 2.5-story Main Street Building of approximately 5,198 SF and a 2-story detached Carriage House of approximately 1,200 SF located at 1271 May River Road (Parcel R610 039 000 0557 0000). The property is in Old Town Historic District and zoned Neighborhood General-Historic District (NG-HD).
STATUS (05.15.2025): Concept Plan to be reviewed by HPRC on May 27.

Staff Review (HD)

Submission #: 1 Recieved: 04/28/2025 Completed: 05/23/2025

Reviewing Dept.	Complete Date	Reviewer	Status
Growth Management Dept Review (HD)	05/23/2025	Sam Barrow	Approved with Conditions

Comments:

1. Specify 5V roofing metal material
2. Provide Colonnade/Arcade depth (minimum 8 ft from build-to line to inside column face (5.15.6.E.2.a)
3. Balcony depth too small (3rd floor). Increase to 4' (5.15.6.E.1.a)
4. Columns (5.15.6.H.1.A) Columns appear to be too far apart. Revise to show column height and distance between columns.
5. Add windows or building features to break up unarticulated space on rear elevation 1st and second stories (5.15.5.F.2.d)

Secondary Structure (Carriage House)

1. Service yard located under porch. Consider relocating to uncovered area.
2. Windows appear very low.
3. Front hip roof appears too tall.
4. Provide balcony dimensions (5.15.6.E.1)
5. Provide cornice/frieze/soffit details (5.16.6.P).

HPRC Review	05/23/2025	Sam Barrow	Approved with Conditions
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Comments:

-Main Structure

1. Can't tell if there are window divides in the transoms of the windows on the first floor, if not they should be there.
2. Restudy the deck kickout detail. The trim at the deck level should be proud of the trim below it.
3. Look to add downspout at the upper deck level, not sure how the water is being dissipated.
4. The window divides proportions are equal except for the third floor, look to see if there is a way to make them more proportional to the rest of the windows.
5. Do we want divides in the single doors, might help to take them out like the back doors. If they want to use them, they should have them on all doors.

-Carriage House

1. Is there a reason the pitch is 6/12 unlike the main building? My look to match it and add a gable vent detail similar to the main structure.
2. Is there a reason the second floor is 13'? the first floor looks really tall, there is a large space between the window heads and the band board.
3. Might help to bring the floor down to 12'.
4. The proportion of the divides on the second-floor door is too square.

Beaufort Jasper Water and Sewer
Review

05/23/2025

Matthew Michaels

Approved

Comments:

Comments may be provided upon final submission.

Watershed Management Review

05/23/2025

William Baugher

Approved

Comments:

Comments may be provided upon final submission.

Transportation Department
Review - HD

04/29/2025

Mark Maxwell

Approved

Comments:

No comments

Plan Review Case Notes: