



ATTACHMENT 4

PLAN REVIEW COMMENTS FOR COFA-06-23-018141

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:** 06/07/2023
Plan Status: Active **Plan Address:** 1268 May River Road
BLUFFTON, SC 29910
Case Manager: Katie Peterson **Plan PIN #:** R610 039 00A 0147 0000
Plan Description: A request by Shifting Tides, LLC on behalf of the owner, May River Project, LLC, for a review of a Certificate of Appropriateness - HD to renovate the Contributing Resource, known as Nathaniel Brown's Cottage, to include enclosing the rear porch, replacing windows, renovating the front porch, and adding a side patio with ramp, and the renovation of the CMU Carriage House Structure to include removing the shed-roof side addition, and replacing windows and updating the structure. The site is located at 1268 May River Road, in the Old Town Bluffton Historic District and is zoned Neighborhood General- HD.

Status 6.12.23: The Application is slated to be on the July 3, 2023 HPRC agenda.

Staff Review (HD)

Submission #: 1 Received: 06/07/2023 Completed: 06/30/2023

Reviewing Dept.	Complete Date	Reviewer	Status
Watershed Management Review	06/20/2023	Samantha Crotty	Revisions Required

Comments:

Pending Stormwater MS4 conditional approval.

Building Safety Review	06/07/2023	Richard Spruce	Revisions Required
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Comments:

1. Handrails are required on both sides of the stairs.

Growth Management Dept Review (HD)	06/28/2023	Glen Umberger	Approved with Conditions
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Comments:

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Summary: 1268 May River Road, alternatively known as "Nathaniel Bluffton's Cottage," was designated by Town Council as a Contributing Resource to the Old Town Bluffton Historic District in 2008. These Contributing Resources are to be maintained "as visible reminders of the history and cultural heritage of the Town of Bluffton as well as the lowcountry region in accordance with the Standards set forth in the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (UDO 3.18.1.B). Under the Standards, "rehabilitation" is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions, while preserving those portions or features which convey its historical, cultural, or architectural values." Since 1268 May River Road has been vacant for some time, and is not presently being used for its original purpose, rehabilitation is permitted to ensure it remains a "visual reminder of the history and cultural heritage of the Town." Further, rehabilitation "allows alterations and the construction of a new addition, if necessary for a continuing or new use for the historic building." However, since "some exterior and interior alterations to a historic building are generally needed as part of a rehabilitation project to ensure its continued use, but it is most important that such alterations do not radically change, obscure, or destroy character-defining spaces, materials, features, or finishes (See Guidelines). Accordingly, a Certificate of Appropriateness-HD application is required for any alterations, additions, or renovations which must be done in a manner that is consistent with the Secretary of Interior's Standards and Guidelines (UDO 3.18.3.A.). Further, "the existing building's historic character and architecture" must be preserved (UDO 3.18.3.E.) and the HPC will consider "the historic, architectural, and aesthetic features of the [Contributing Resource] including the extent to which its alteration or removal would be detrimental to the public interest" (UDO 3.18.3.F.). While the narrative states that "front porch on the current plan is missing the middle support on this plan but will be added back to be more consistent with existing," the current drawings as submitted do not meet the Guidelines, which states that "[r]emoving or substantially changing entrances and porches which are important in defining the overall historic character of the building so that, as a result, the character is diminished" (Guidelines, p. 110). As such, to meet this Guideline, the final drawings must be updated to ensure that the front porch, which is a character-defining feature of the Resource, is preserved.

Growth Management Dept Review (HD)	06/30/2023	Katie Peterson	Approved with Conditions
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Comments:

1. At time of final submittal, provide photograph documentation of the existing site. (Applications Manual)
2. At time of final submittal, ensure plans all reflect the materials and configurations intended for construction, including the changes currently listed in the Narrative.
3. At time of final submittal, provide additional information on the windows and doors, proposed for use to ensure compliance with the UDO.
4. Provide additional information indicating the locations where replacement material will need to be used to replace historic material (walls, trim, soffits, etc.). Highlighted areas on elevations may be adequate.

HPRC Review	06/30/2023	Katie Peterson	Approved with Conditions
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Comments:

1. At time of final submittal, provide all sections and details as required by the Applications Manual.

Beaufort Jasper Water and Sewer Review	06/30/2023	James Clardy	Approved
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Comments:

No comment provided by Reviewer.

Transportation Department Review - HD	06/08/2023	Megan James	Approved
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Comments:

No comments

Plan Review Case Notes: