



Historic Preservation Commission

Wednesday, April 05, 2023 at 6:00 PM

Theodore D. Washington Municipal Building, 20 Bridge Street, Henry "Emmett" McCracken Jr.
Council Chambers

AGENDA

We pledge to build a stronger and more prosperous community by advocating for civil engagement, respecting others and their viewpoints, and finding solutions for the betterment of the Town of Bluffton.

This meeting can be viewed live on [Beaufort County Channel](#), on Hargray Channel 9 and 113 or on Spectrum Channel 1304.

I. CALL TO ORDER

II. ROLL CALL

III. NOTICE REGARDING ADJOURNMENT

The Historic Preservation Commission will not hear new items after 9:30 p.m. unless authorized by a majority vote of the Commission Members present. Items which have not been heard before 9:30 p.m. may be continued to the next regular meeting or a special meeting date as determined by the Commission Members.

IV. NOTICE REGARDING PUBLIC COMMENTS*

Every member of the public who is recognized to speak shall address the Chairman and in speaking, avoid disrespect to Commission, Staff, or other members of the Meeting. State your name and address when speaking for the record. COMMENTS ARE LIMITED TO THREE (3) MINUTES.

V. ADOPTION OF THE AGENDA

VI. ADOPTION OF MINUTES

1. March 1, 2023 Minutes

VII. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA*

VIII. OLD BUSINESS

IX. NEW BUSINESS

1. **Certificate of Appropriateness.** A request by Nicholas, Rob, and Michelle Nurnberg for approval of a Certificate of Appropriateness – HD application to allow the addition of a shed roof over the side entry and add an enclosed area of approximately 58 SF to the Carriage

House structure along with additional minor architectural modifications to the residential structure currently under construction located at 32 Pritchard Street in the Old Town Bluffton Historic District and zoned Neighborhood General-HD. (COFA-02-23-017656)(Staff - Katie Peterson)

X. DISCUSSION

XI. ADJOURNMENT

NEXT MEETING DATE: Wednesday, May 3, 2023

“FOIA Compliance – Public notification of this meeting has been published and posted in compliance with the Freedom of Information Act and the Town of Bluffton policies.”

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the Town of Bluffton will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. The Town of Bluffton Council Chambers are ADA compatible. Any person requiring further accommodation should contact the Town of Bluffton ADA Coordinator at 843.706.4500 or adacoordinator@townofbluffton.com as soon as possible but no later than 48 hours before the scheduled event.

**Please note that each member of the public may speak at one public comment session and a form must be filled out and given to the Town Clerk. Public comment must not exceed three (3) minutes.*

Executive Session - The public body may vote to go into executive session for any item identified for action on the agenda.

Historic Preservation Commission

Theodore D. Washington Municipal Building, 20 Bridge Street, Henry "Emmett" McCracken Jr.
Council Chambers

March 01, 2023

I. CALL TO ORDER

Chairman Trimbur called the meeting to order at 6pm.

II. ROLL CALL

PRESENT

Commissioner Kerri Schmelter

Commissioner Mary Vaux Bell

Chairman Bruce Trimbur

Vice Chairman Evan Goodwin

Commissioner Carletha Frazier

Commissioner Will Guenther (via Microsoft Teams)

ABSENT

Commissioner Josh Simpson

III. NOTICE REGARDING ADJOURNMENT

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V. ADOPTION OF THE AGENDA

Commissioner Schmelter made a motion to adopt the agenda as written.

Seconded by Vice Chairman Goodwin.

Voting Yea: Commissioner Schmelter, Commissioner Vaux Bell, Chairman Trimbur, Vice Chairman Goodwin, Commissioner Frazier, Commissioner Guenther

All were in favor and the motion passed.

VI. ADOPTION OF MINUTES

1. February 1, 2023 Minutes

Commissioner Frazier made a motion to adopt the minutes.

Seconded by Commissioner Vaux Bell.

Voting Yea: Commissioner Schmelter, Commissioner Vaux Bell, Chairman Trimbur, Vice Chairman Goodwin, Commissioner Frazier, Commissioner Guenther

All were in favor and the motion passed.

VII. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA*

Pearce Scott, 4 Chiswick Way. Mr. Scott discussed his concerns with the UDO's definition of "inns" and requested clarification.

VIII. OLD BUSINESS

IX. NEW BUSINESS

Vice Chairman Goodwin made a motion to move New Business Item 1 to after New Business Item 2 since the applicant wasn't in attendance yet.

Seconded by Commissioner Frazier.

Voting Yea: Commissioner Schmelter, Commissioner Vaux Bell, Chairman Trimbur, Vice Chairman Goodwin, Commissioner Frazier, Commissioner Guenther

All were in favor and the motion passed.

- 1. Certificate of Appropriateness.** A request by Pearce Scott Architects, on behalf of the owners, John and Lisa Sulka, for approval of a Certificate of Appropriateness – HD application to allow the addition of a 64 SF roof over an existing porch on the existing residential structure located at 37 Stock Farm Road in the Old Town Bluffton Historic District and zoned Neighborhood Conservation-HD. (COFA-01-23-017579) (Staff - Katie Peterson)

Vice Chairman Goodwin recused himself. The applicant was in attendance. Staff presented. There was no discussion among the Commission.

Commissioner Vaux Bell made a motion to approve the application as submitted.

Seconded by Commissioner Frazier.

Voting Yea: Commissioner Schmelter, Commissioner Vaux Bell, Chairman Trimbur, Commissioner Frazier, Commissioner Guenther

All were in favor and the motion passed.

Commissioner Frazier made a motion to move New Business Item 2 to after Discussion Item 1 since the applicant wasn't in attendance yet.

Seconded by Commissioner Schmelter.

Voting Yea: Commissioner Schmelter, Commissioner Vaux Bell, Chairman Trimbur, Vice Chairman Goodwin, Commissioner Frazier, Commissioner Guenther

All were in favor and the motion passed.

- 2. Certificate of Appropriateness.** A request by Steven Milloy, on behalf of the owner, Ray Bruen, for approval of a Certificate of Appropriateness – HD application to allow the construction of a 1-story Carriage House of approximately 576 SF behind the existing

residential structure located at 2 Tabby Shell Road in the Old Town Bluffton Historic District and zoned Neighborhood General-HD. (COFA-12-22-017450) (Staff - Katie Peterson)

The applicant was in attendance. Staff presented. There was no discussion from the Commission.

Vice Chairman Goodwin made a motion to approve the application as submitted.

Seconded by Commissioner Frazier.

Voting Yea: Commissioner Schmelter, Commissioner Vaux Bell, Chairman Trimbur, Vice Chairman Goodwin, Commissioner Frazier, Commissioner Guenther

All were in favor and the motion passed.

X. DISCUSSION

1. Discussion Regarding Potential Amendments to the Town of Bluffton Code of Ordinances, Chapter 23 - Unified Development Ordinance (UDO) Relating to Contributing Resources and Architectural Standards in Old Town Bluffton Historic District (Staff - Charlotte Moore)

Staff presented. There was discussion about the various proposed changes. Staff and the Commission reviewed the next steps.

Staff reviewed the current construction at the Red Dot store in Old Town. There was discussion about what a Site Feature application entails.

XI. ADJOURNMENT

Commissioner Schmelter made a motion to adjourn.

Seconded by Commissioner Frazier.

Voting Yea: Commissioner Schmelter, Commissioner Vaux Bell, Chairman Trimbur, Vice Chairman Goodwin, Commissioner Frazier, Commissioner Guenther

All were in favor and the motion passed.

The meeting was adjourned at 7:08pm.



HISTORIC PRESERVATION COMMISSION

STAFF REPORT Department of Growth Management

MEETING DATE:	April 5, 2023
PROJECT:	32 Pritchard – Single Family Residential Addition/Remodel
APPLICANT:	Nicholas, Rob, and Michelle Nurnberg
PROJECT MANAGER:	Katie Peterson, AICP, Senior Planner

APPLICATION REQUEST: The Applicants, Nicholas, Rob and Michelle Nurnberg, request that the Historic Preservation Commission approve the following application:

1. **COFA-02-23-07656.** A Certificate of Appropriateness to allow the addition of a shed roof over the side entry and add an enclosed area of approximately 58 SF to the Carriage House structure along with additional minor architectural modifications to the residential structure currently under construction located at 32 Pritchard Street in the Old Town Bluffton Historic District and zoned Neighborhood General-HD.

INTRODUCTION: In May of 2022, the Historic Preservation Commission approved the construction a new single family residential structure of approximately 815 SF and Carriage House of approximately 250 SF to be located at 32 Prichard Street (COFA-03-21-015823). The structures are currently under construction. The Applicant has proposed the addition of a shed roof over the side entry door of the main structure, 59 SF of enclosed, unheated storage space onto the Carriage House structure, to remove the bracket detail, add half-round gutters on the side elevations, add wood shutters and expand the rear deck 3 feet towards the south property line, and change the material from hardiboard to cypress in the gable ends of both structures and add cypress trim to the front columns. As the scope of work includes increasing space under rooftops, it must be reviewed as a Certificate of Appropriateness.

This project was presented to the Historic Preservation Review Committee for conceptual review at the February 27, 2023 meeting and comments were provided to the Applicant (See Attachment 4).

HISTORIC PRESERVATION COMMISSION ACTIONS: As granted by the powers and duties set forth in Section 2.2.6.E.2, the Historic Preservation Commission has the authority to take the following actions with respect to this application:

1. Approve the application as submitted by the Applicant;

2. Approve the application with conditions; or
3. Deny the application as submitted by the Applicant.

It is important to note that the intent of Section 5.15 Old Town Bluffton Historic District of the Unified Development Ordinance (UDO) is that the Section be user friendly and informative to the residents and the members of HPC and is not intended to discourage creativity or force the replication of historic models. Rather, it is to set forth a framework in which the diversity that has always characterized Bluffton can continue to grow. The Section also defines guidelines for design and materials similar to those used on structures within the Old Town, and it is the charge of the HPC to assess the interpretation of these guidelines as they pertain to applications using the established review criteria.

REVIEW CRITERIA & ANALYSIS: Town Staff and the Historic Preservation Commission are required to consider the criteria set forth in Section 3.18.3 of the UDO in assessing an application for a Certificate of Appropriateness – Historic District (HD). The applicable criteria are provided below followed by a Staff Finding(s) based upon review of the application submittals to date.

1. Section 3.18.3.B. Consistency with the principles set forth in the Old Town Master Plan.
 - a. *Finding.* The application is consistent with the principles set forth in the Old Town Master Plan. The Old Town Master Plan states that, "The built environment, in particular the historic structures scattered throughout Old Town, should be protected, and enhanced. While it is of great importance to save and restore historic structures, it is just as important to add to the built environment in a way that makes Old Town more complete."

The changes proposed by the Applicant are additions to a single-family residential structure within the Old Town Bluffton Historic District, a locally and nationally designated historic district. The additions have been designed to be sympathetic to the architectural character of the neighboring historic structures, so if the conditions of item 2 of this Section are met, their addition to the architectural diorama will both protect the integrity of the existing historic structures and enhance the neighborhood by adding architectural variety.

 - b. *Finding.* The Old Town Master Plan initiatives also include the adoption of a form-based code that included architectural standards for structures located within the Old Town Bluffton Historic District. These standards are included in Article 5 of the UDO. The construction proposed as part of this request will be in conformance with those standards if the conditions noted in item 2 of this Section are met.
2. Section 3.18.3.C. The application must be in conformance with applicable provisions provided in Article 5, Design Standards.
 - a. *Finding.* Town Staff finds that if the proposed addition is in conformance with applicable provisions provided in Article 5.

3. Section 3.18.3.D. Consistency with the nature and character of the surrounding area and consistency of the structure with the scale, form and building proportions of the surrounding neighborhood.

Finding. The addition reflects the character of the primary structure, surrounding area and is scaled appropriately.

4. Section 3.18.3.F. The historic, architectural, and aesthetic features of the structure including the extent to which its alteration or removal would be detrimental to the public interest.

Finding. The Applicant seeks approval for an addition to an existing structure in the Old Town Bluffton Historic District. The proposed plans are sympathetic in design to the neighboring historic and non-historic resources; therefore, the addition will have no adverse effect on the public interest.

5. Section 3.18.3.H. The application must comply with applicable requirements in the Applications Manual.

Finding. The Certificate of Appropriateness Application has been reviewed by Town Staff and has been determined to be complete.

STAFF RECOMMENDATION: It is the charge of the HPC to assess and interpret the standards and guidelines set forth in the UDO as they pertain to applications using the review criteria established in the UDO and to take appropriate action as granted by the powers and duties set forth in Section 2.2.6.E.2. Town Staff finds the requirements of Section 3.18.3 of the Unified Development Ordinance have been met and recommends that the Historic Preservation Commission approve as submitted.

ATTACHMENTS:

1. Application
2. Site Plan & Elevations
3. Existing Conditions photos
4. HPRC Report



ATTACHMENT 1

TOWN OF BLUFFTON

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

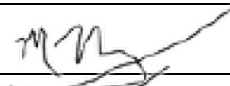

Growth Management Custom

Section IX. Item #1.

20 Bridge Street
Bluffton, SC 29910
(843)706-4522

www.townofbluffton.sc.gov

applicationfeedback@townofbluffton.com

Applicant		Property Owner	
Name: Nicholas, Rob, and Michelle Nurnberg		Name: Rob and Michelle Nurnberg	
Phone: (770) 940-4215		Phone: (770) 940-4215	
Mailing Address: 5 Shell Rake St., Bluffton, SC 29910		Mailing Address: 5 Shell Rake St. Bluffton SC 29910	
E-mail: nurnbergs4440@gmail.com		E-mail: nurnbergs4440@gmail.com	
Town Business License # (if applicable):			
Project Information (tax map info available at http://www.townofbluffton.us/gis/)			
Project Name: Nurnberg Cottage - Pritchard		Conceptual: <input type="checkbox"/>	Final: <input checked="" type="checkbox"/>
Project Location: 32 Pritchard St.		Amendment: <input type="checkbox"/>	
Zoning District: Neighborhood General		Application for:	
Acreage: .115		<input type="checkbox"/> New Construction	
Tax Map Number(s): R61003900A00450000		<input checked="" type="checkbox"/> Renovation/Rehabilitation/Addition	
		<input type="checkbox"/> Relocation or Demolition	
Project Description: Cottage Residence for Nicholas Nurnberg			
Minimum Requirements for Submittal			
<input checked="" type="checkbox"/> 1. Full sized copies and digital files of the Site Plan(s). One (1) set for Conceptual, two (2) sets for Final			
<input checked="" type="checkbox"/> 2. Full sized copies and digital files of the Architectural Plan(s). One (1) set for Conceptual, two (2) sets for Final			
<input checked="" type="checkbox"/> 3. 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.			
Note: A Pre-Application Meeting is required prior to Application submittal.			
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.			
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: 		Date: 02/28/2023	
Applicant Signature: 		Date: 02/28/2023	
For Office Use			
Application Number:		Date Received:	
Received By:		Date Approved:	



ATTACHMENT 1 TOWN OF BLUFFTON

Section IX. Item #1.

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

The following Process Narrative is intended to provide Applicants with an understanding of the respective application process, procedures and [Unified Development Ordinance \(UDO\)](#) requirements for obtaining application approval in the Town of Bluffton. While intended to explain the process, it is not intended to repeal, eliminate or otherwise limit any requirements, regulations or provisions of the Town of Bluffton's UDO. Compliance with these procedures will minimize delays and assure expeditious application review.

Step 1. Pre-Application Meeting	Applicant & Staff
Prior to the filing of a Certificate of Appropriateness-HD Application, the Applicant is required to consult with the UDO Administrator at a Pre-Application Meeting for comments and advice on the appropriate application process and the required procedures, specifications, and applicable standards required by the UDO.	
Step 2. Application Check-In Meeting – Concept Review Submission	Applicant & Staff
Upon receiving input from Staff at the Pre-Application Meeting, the Applicant may submit a Concept Review Submission of the Certificate of Appropriateness Application with the required submittal materials during an Application Check-In Meeting where the UDO Administrator will review the submission for completeness.	
Step 3. Review by UDO Administrator and HPC	Staff
If the UDO Administrator determines that the Concept Review Submission of the Certificate of Appropriateness-HD Application is complete, it shall be forwarded to the Historic Preservation Review Committee. The Review Committee shall review the application and prepare written comment for review with the Applicant.	
Step 4. Historic Preservation Review Committee	Applicant, Staff & Historic Preservation Review Committee
A public meeting shall be held with the Applicant to review the Review Committee's Staff Report and discuss the application. The Review Committee shall review the Concept Review Submission for compliance with the criteria and provisions in the UDO. The Applicant will be given the opportunity to address comments, if any, and resubmit the application materials to proceed to the Final Review Submission.	
Step 5. Application Check-In Meeting - Final Review Submission	Applicant & Staff
The Applicant shall submit the completed Final Review Submission of the Certificate of Appropriateness Application with the required submittal materials during a mandatory Application Check-In Meeting where the UDO Administrator will review the submission for completeness.	
Step 6. Historic Preservation Commission Meeting	Applicant, Staff & Historic Preservation Commission
A public meeting shall be held with the Applicant where the HPC shall review the Final Application materials of the Certificate of Appropriateness-HD Application for compliance with the criteria and provisions in the UDO. The HPC may approve, approve with conditions, or deny the application.	
Step 7. Issue Certificate of Appropriateness	Staff
If the HPC approves the Certificate of Appropriateness-HD Application, the UDO Administrator shall issue the Certificate of Appropriateness-HD.	



ATTACHMENT 1 TOWN OF BLUFFTON

CERTIFICATE OF APPROPRIATENESS – HISTORIC DISTRICT PROJECT ANALYSIS

Section IX. Item #1.

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.

1. DESIGN REVIEW PHASE		CONCEPTUAL REVIEW <input type="checkbox"/>		FINAL REVIEW <input checked="" type="checkbox"/>	
2. SITE DATA					
Identification of Proposed Building Type (as defined in Article 5):					
Building Setbacks	Front: 18	Rear: 50	Rt. Side: 10	Lt. Side: 10	
3. BUILDING DATA					
Building	Description (Main House, Garage, Carriage House, etc.)	Existing Square Footage		Proposed Square Footage	
Main Structure	Main House			810	
Ancillary	Carport			277	
Ancillary					
4. SITE COVERAGE					
Impervious Coverage			Coverage (SF)		
Building Footprint(s)			1087		
Impervious Drive, Walks & Paths			10		
Open/Covered Patios			167		
A.TOTAL IMPERVIOUS COVERAGE			1264		
B.TOTAL SF OF LOT			4990		
% COVERAGE OF LOT (A/B= %)			25%		
5. BUILDING MATERIALS					
Building Element	Materials, Dimensions, and Operation	Building Element	Materials, Dimensions, and Operation		
Foundation	Monolithic slab	Columns	8x8 wood		
Walls	Hardie Board & Cypress	Windows	Fiberglass, Pella Impervia		
Roof	Shingles & 5V Crimp Metal Galvanized	Doors	Wood & Metal, 1/2 lite		
Chimney		Shutters	Wood		
Trim	Wood and Hardie Board	Skirting/Underpinning	Tabby Shell & Hardie Board		
Water table	Wood	Cornice, Soffit, Frieze	Wood		
Corner board	Hardie Board	Gutters	Metal 1/2 round		
Railings	Wood	Garage Doors			
Balusters	Wood	Green/Recycled Materials			
Handrails	Wood				



ATTACHMENT 1 TOWN OF BLUFFTON

Section IX. Item #1.

CERTIFICATE OF APPROPRIATENESS – HISTORIC DISTRICT 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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	COMPLETED CERTIFICATE OF APPROPRIATENESS-HD APPLICATION: A completed and signed application providing general project and contact information.
<input type="checkbox"/>	<input type="checkbox"/>	PROPERTY OWNER CONSENT: 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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	PROJECT NARRATIVE: 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 type="checkbox"/>	DEED COVENANTS/RESTRICTIONS: 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 type="checkbox"/>	ADDITIONAL APPROVALS: 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 type="checkbox"/>	LOCATION MAP: Indicating the location of the lot and/or building within the Old Town Bluffton Historic District with a vicinity map.
<input type="checkbox"/>	<input type="checkbox"/>	PROPERTY SURVEY: Prepared and sealed by a Registered Land Surveyor indicating the following, but not limited to: <ul style="list-style-type: none"> • All property boundaries, acreage, location of property markers, name of county, municipality, project location, and parcel identification number(s); • 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; • All easements of record, existing utilities, other legal encumbrances, public and private rights-of-way, recorded roadways, alleys, reservations, and railways; • 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; • Location of existing buildings, structures, parking lots, impervious areas, public and private infrastructure, or other man-made objects located on the development property; and • North arrow, graphic scale, and legend identifying all symbology.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	SITE PLAN: Showing layout and design indicating, but not limited to: <ul style="list-style-type: none"> • All property survey information showing all building footprint(s) with finish floor elevations, setbacks and build-to lines, building location(s), building orientation(s); • Overall lot configuration depicting ingress/egress, circulation, driveways, parking areas, patios, decks, pools, hardscape, service yards and all other site amenities; • 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 • Include detailed dimensions as necessary and appropriate to demonstrate compliance with all applicable standards and requirements.



ATTACHMENT 1 TOWN OF BLUFFTON

Section IX. Item #1.

CERTIFICATE OF APPROPRIATENESS – HISTORIC DISTRICT APPLICATION CHECKLIST

<input type="checkbox"/>	<input type="checkbox"/>	PHOTOS: 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.
Concept	Final	ARCHITECTURAL INFORMATION.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	CONCEPTUAL ARCHITECTURAL SKETCHES: Sketch of plans, elevations, details, renderings, and/or additional product information to relay design intent.
<input type="checkbox"/>	<input type="checkbox"/>	FLOOR/ROOF PLANS: 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"/>	ELEVATIONS: 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"/>	ARCHITECTURAL DETAILS: 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 type="checkbox"/>	MANUFACTURER'S CUT SHEET/SPECIFICATIONS: Include for all atypical building elements and materials not expressly permitted by Article 5 of the UDO with sizes and finishes noted.
Concept	Final	LANDSCAPE INFORMATION.
<input type="checkbox"/>	<input type="checkbox"/>	TREE REMOVAL PLAN: A site plan indicating location, species, and caliper of existing trees and trees to be removed.
<input type="checkbox"/>	<input type="checkbox"/>	LANDSCAPE PLAN: 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.
Concept	Final	ADDITIONAL REQUIRED INFORMATION (Single-Family Residential Excluded).
<input type="checkbox"/>	<input type="checkbox"/>	PRELIMINARY DEVELOPMENT PLAN APPLICATION: Submit a Preliminary Development Plan Application along with all required submittal items as depicted on the application checklist.

SIGN AND RETURN THIS CHECKLIST WITH THE APPLICATION SUBMITTAL ALL SUBMITTALS MUST BE COLLATED AND FOLDED TO 8-1/2" X 11"

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).

Signature of Property Owner or Authorized Agent

02-28-2023

Date

Robert Nurnberg

Printed Name

ATTACHMENT 1

Section IX. Item #1.

This project is a request for changes to the previously approved and permitted new home being constructed on 32 Pritchard St., All change requests listed below have been selected to help enhance the low country aesthetic while providing purposeful functionality.

The proposed changes include; an addition of a roof awning for side entry door with 5v crimp galvanized metal roof (matching front porch and carriage house structure), a request to add an attached unheated shed to carriage house structure, a request for removal of brackets and front porch non-essential structure, a request to add half round galvanized gutters installed on right and left elevations, a request to add wood shutters, a request to extend the rear deck towards the south property line and finally a request for material changes from hardiboard to cypress on various siding/trim components on the front and rear elevations.

32 Pritchard HPC Revisions Requests

Jan 2023

1. Side Entry Awning (5V crimp metal roof 70" wide x 30" extension from the house)
2. Non-heated Carport Shed (board and batten siding with 5V crimp metal roof)
3. Removed Porch Brackets and Porch Side Wrap
4. Added Shutters (wood)
5. Front and Rear Gable board & batten change of material (cypress)
6. Addition of Gutters (1/2 round metal)
7. Deck Extension
8. Front Post and Beam Trim change of material (cypress)

ATTACHMENT 2

Section IX. Item #1.



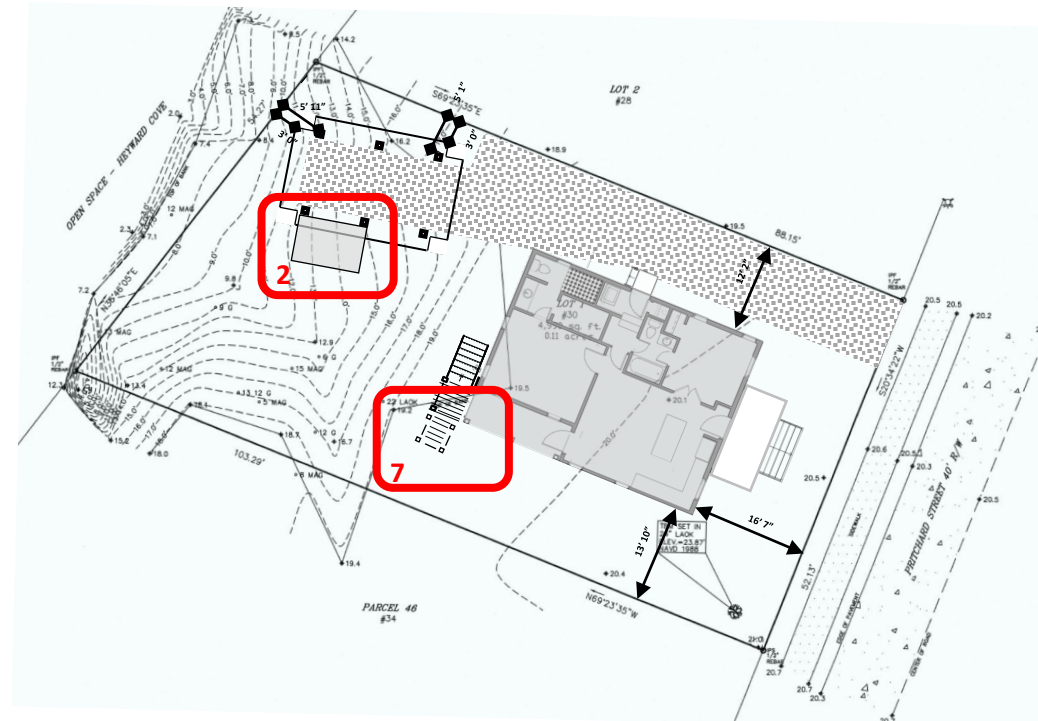
REFERENCE PLAN

LEGEND

- CMS - CONCRETE MONUMENT SET
- CMF - CONCRETE MONUMENT
- FOUND IPS - IRON PIN SET
- IPF - IRON PIN FOUND
- # - INDICATES STREET ADDRESS
- TBM - TEMPORARY BENCH MARK
- BSL - BUILDING SETBACK LINE
- TELEPHONE PEDESTAL/COMMUNICATOR
- SEWER LATERAL
- SANITARY SEWER MANHOLE
- ELECTRIC BOX
- SPOT ELEVATION SHOTS
- CONTOUR LINES
- XFMR - TRANSFORMER
- WATER LATERAL
- WATER METER
- IRRIGATION CONTROL VALVE
- FIRE HYDRANT
- GRATE INLET
- POWER POLE
- O.H.P.L. - OVER HEAD POWER LINE
- GUY LINE
- LIGHT POLE
- STORM DRAIN MANHOLE
- FIBEROPTICS MANHOLE

TREE LEGEND

- WHOK - WHITE OAK
- LAOK - LAUREL OAK
- LOK - LIVE OAK
- WOK - WATER OAK
- ROK - RED OAK
- PCAN - PECAN
- MAG - MAGNOLIA
- HIC - HICKORY
- MPL - MAPLE
- PLM - PALMETTO
- CHY - CHERRY
- HLV - HOLLY
- CDR - CEDAR
- RDB - RED BUD
- SAS - SASSAFRAS
- DOG - DOGWOOD
- SB - SUGARBERRY
- P - PINE
- G - GUM
- B - BAY



A NEW RESIDENCE FOR
MICHELLE & ROB NURNBERG

32 PRITCHARD STREET

S.1
SITE PLAN

Date _____
Scale _____



GRAPHIC SCALE

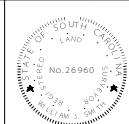


NOTE: THE ELEVATIONS SHOWN ARE PER NAVD 1988 DATUM.

T SQUARE SURVEYING
PROFESSIONAL LAND SURVEYORS

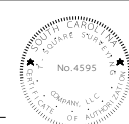
PO Box 30
1500 North Road
Bluffton SC 29909
www.tsquare.com
Phone 803/5922800 Fax 803/5925798

JOB No. 21-0377



I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION & BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL STANDARD MAPS, FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN.

WILLIAM J. SMITH, PLS # 26960

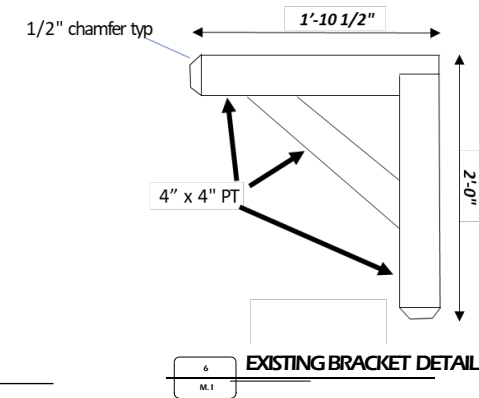
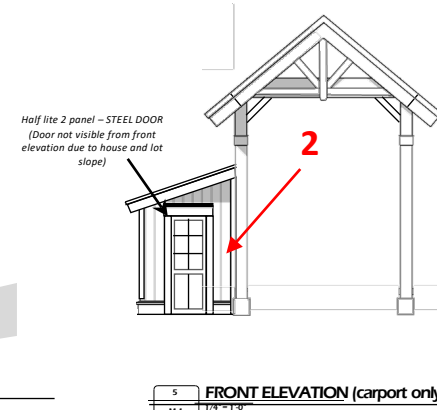
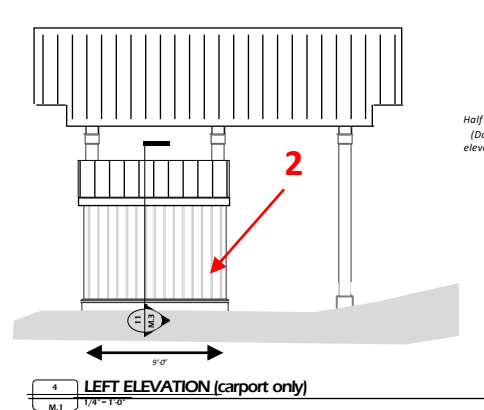
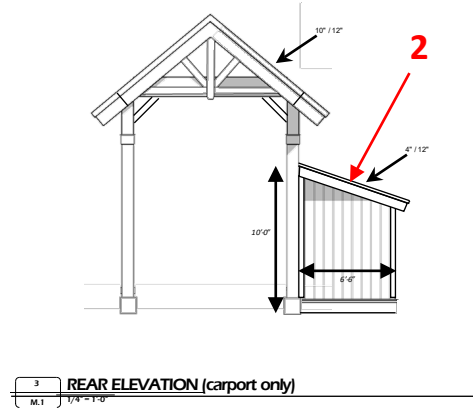
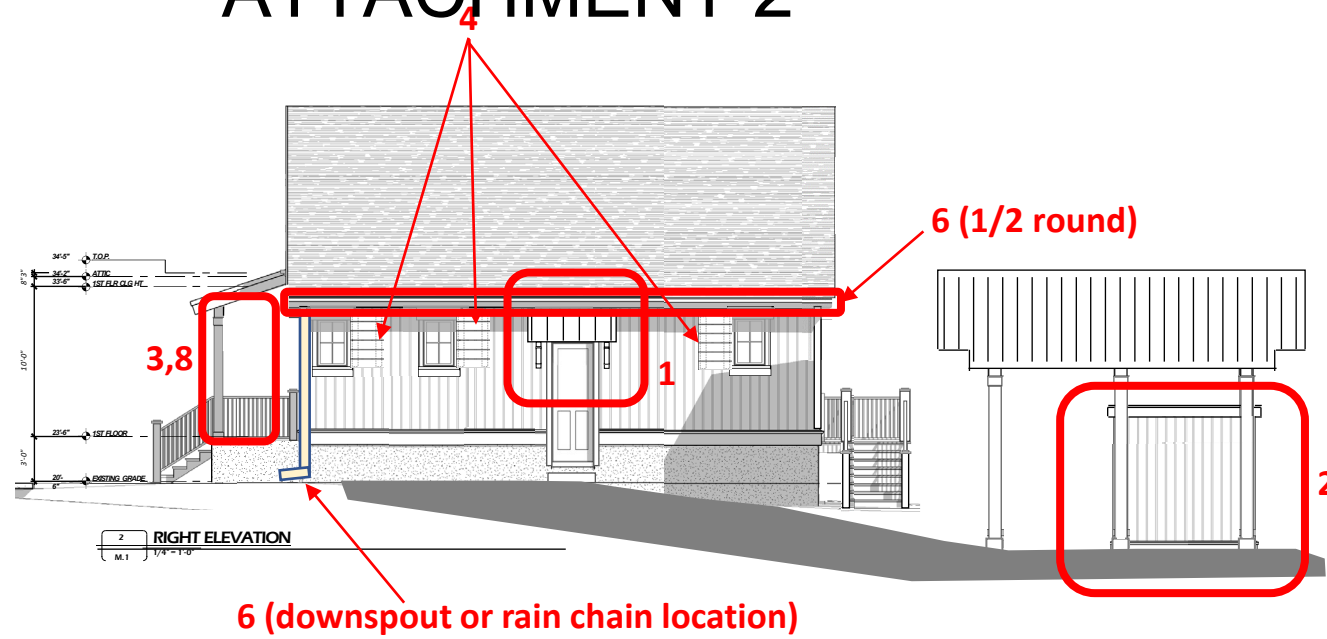
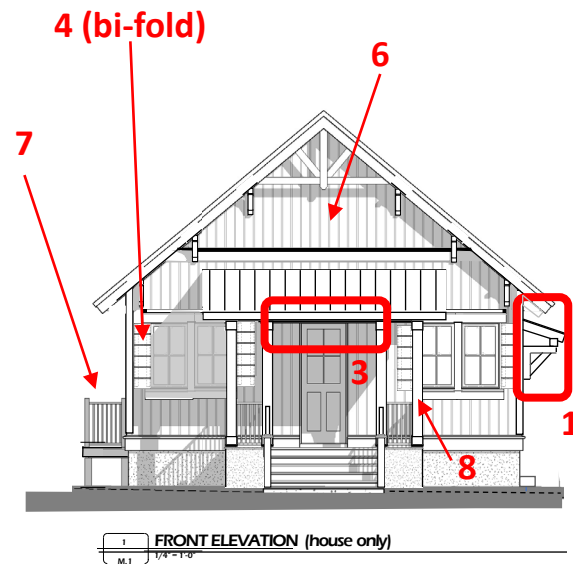


THE ABOVE PLAT PREPARED BY ME AT THE REQUEST OF
ROBERT & MICHELLE NURNBERG
A TREE & TOPOGRAPHIC SURVEY OF LOT 1, PRITCHARD STREET,
A PORTION OF TAXMAP # 39A, DISTRICT 610,
TOWN OF BLUFFTON, BEAUFORT COUNTY, SOUTH CAROLINA.
DIST. 610, MAP 39A, PARCEL 45

Notes:
1. According To FEMA Flood Insurance Rate Map # 450201 000A
This Lot Appears To Lie In A Federal Flood Plain Zone C, Minimum
Required Elevation NA 10.000
2. This Property May Be Subject To Easements, Protective Covenants
And Other Facts That May Be Revealed By A Complete Title Search.
3. The Survey Was Performed Without The Benefit Of A Wetland Delineation.
4. All Building Setback Requirements Should Be Verified With The Proper
Authorities Prior To Designated Construction.
Reference: 10/10/10
PLAT BOOK 155 A: PAGE 9

DRAWN BY: B.M.S.
APPROVED BY: W.J.S.
PARTY CHIEF: W.J.S.
DATE: FEBRUARY 19, 2021

ATTACHMENT 2



Section IX. Item #1.

MODIFICATION OF RESIDENCE OF
MICHELLE & ROB NURNBERG
32 PRITCHARD STREET

ELEVATIONS

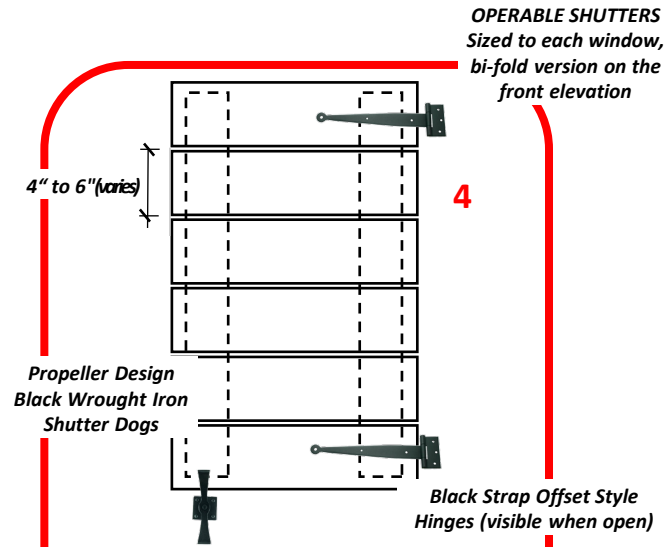
Project#

Date

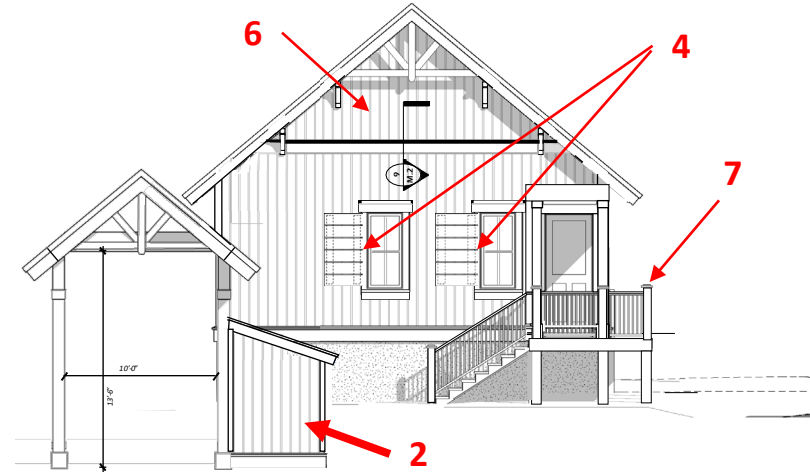
M.1

Scale 1/4" = 1'-0"

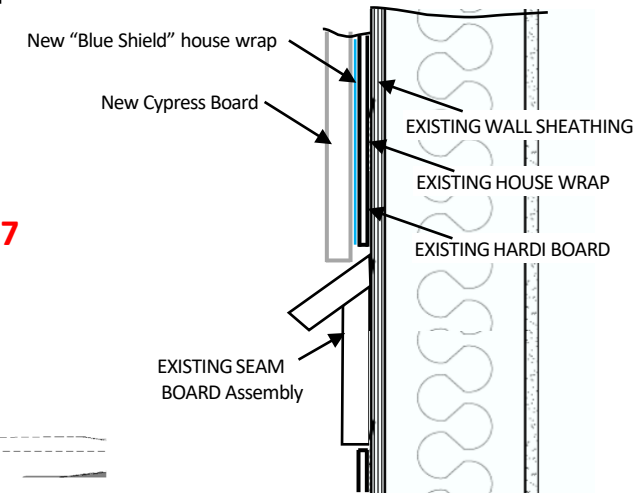
ATTACHMENT 2



SHUTTER DETAIL (open position)
7
M.2

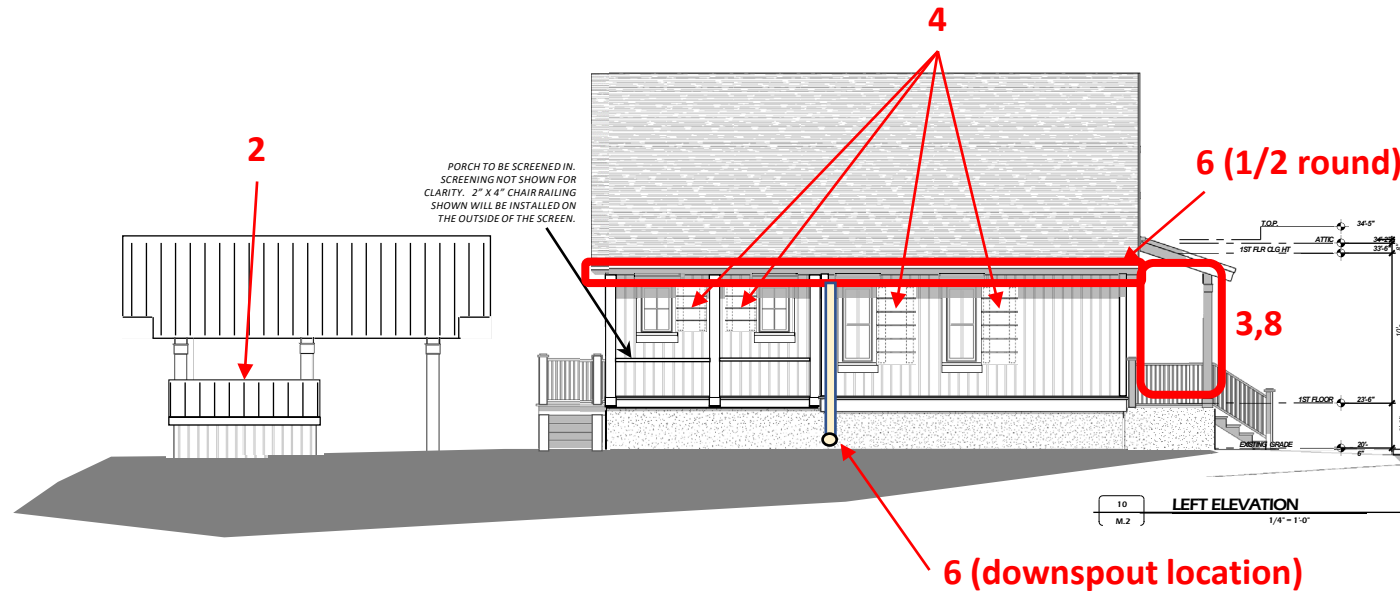


8 REAR ELEVATION
M.2 1/4" = 1'-0"



Note - According to the best practices manual from James Hardie, existing siding can be used as a substrate as long as it is in good condition, meaning that it is not warped, bowed, curling, delaminated, or rotting.

9 REAR GABLE Section (between batten strips)
M.2 NTS



10 LEFT ELEVATION
M.2 1/4" = 1'-0"

Section IX. Item #1.

MODIFICATION OF RESIDENCE OF
MICHELLE & ROB NURNBERG
32 PRITCHARD STREET

ELEVATIONS

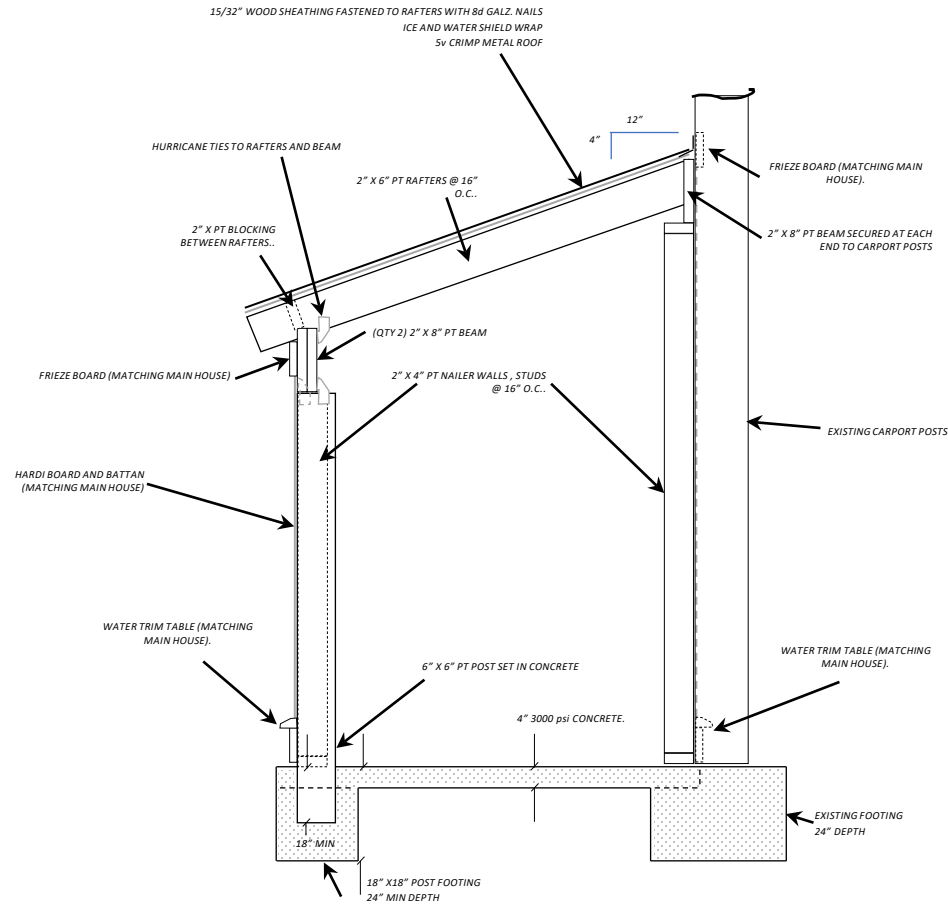
Project#

Date

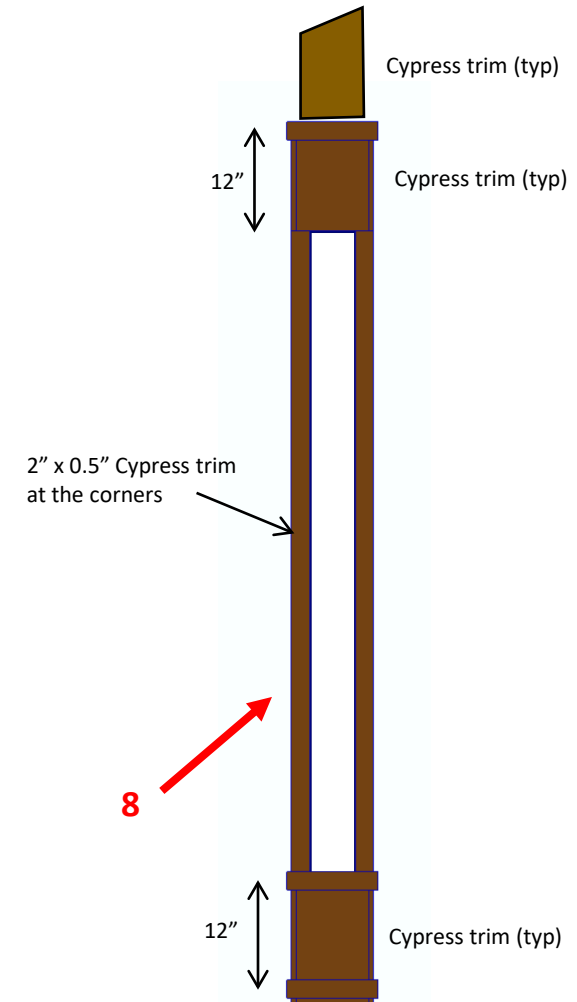
M.2

Scale 1/4" = 1'-0"

ATTACHMENT 2



11 SHED CROSS SECTION
M.S. NTS



12 POST & BEAM TRIMOUT DETAIL
M.S. NTS

Section IX. Item #1.

THE CONTRACTOR SHALL CHECK, COORDINATE AND VERIFY ALL CONDITIONS BEFORE STARTING ANY CONSTRUCTION. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE INTERNATIONAL RESIDENTIAL CODE BOOK, THE INTERNATIONAL MECHANICAL CODE, THE INTERNATIONAL PLUMBING CODE, THE INTERNATIONAL ELECTRICAL CODE, THE INTERNATIONAL FIRE ALARM AND NOTIFICATION CODE, THE INTERNATIONAL FIRE SUPPRESSION CODE, THE INTERNATIONAL BUILDING CODE, AND THE INTERNATIONAL ENERGY EFFICIENCY CODE. TO OBTAIN ALL BUILDING PERMITS REQUIRED.

MODIFICATION OF RESIDENCE OF
MICHELLE & ROB NURNBERG
32 PRITCHARD STREET

ELEVATIONS

Project#

Date

M.3

Scale 1/4" = 1'-0"



Carriage House from Left



Rear Elevation



Right Side



Front Elevation



Left Side



Left Side



ATTACHMENT 4

PLAN REVIEW COMMENTS FOR COFA-02-23-017656

Section IX. Item #1.

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:** 02/09/2023
Plan Status: Active **Plan Address:** 32 Pritchard St
BLUFFTON, SC 29910
Case Manager: Katie Peterson **Plan PIN #:** R610 039 00A 0045 0000
Plan Description: A request by Michelle Nurnberg for review of a Certificate of Appropriateness - HD to add a shed roof over the side entry and add an enclosed area of approximately 58 SF to the Carriage House structure along with additional minor architectural modifications to the residential structure currently under construction located at 32 Pritchard Street in the Old Town Bluffton Historic District and zoned Neighborhood General-HD.
STATUS: The application is being reviewed and has been placed on the February 27, 2023 Historic Preservation Review Committee agenda.

Staff Review (HD)

Submission #: 1 Received: 02/09/2023 Completed: 02/24/2023

Reviewing Dept.	Complete Date	Reviewer	Status
Beaufort Jasper Water and Sewer Review	02/24/2023	James Clardy	Approved

Comments:

1. No comment.

Growth Management Dept Review (HD)	02/24/2023	Katie Peterson	Approved
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Comments:

1. At time of Final Submittal, a wall section through the enclosed storage area showing the configuration through the wall and eave must be provided. (Applications Manual)
2. At time of final submittal, provide additional information on the proposed door for the storage area. (Applications Manual)

HPRC Review	02/24/2023	Katie Peterson	Approved
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Comments:

1. At time of final submittal provide a shutter detail showing they are operational and the shutter dog detail. (UDO 5.15.6.M.1.b.)
2. Please provide downspout locations.

Watershed Management Review	02/24/2023	Andrea Moreno	Approved
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Comments:

1. No comment.

Transportation Department Review - HD	02/09/2023	Megan James	Approved
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Comments:

No comments

Addressing Review		Ryan Coleman	Approved
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