



## Historic Preservation Commission Meeting

Wednesday, March 05, 2025 at 6:00 PM

Theodore D. Washington Municipal Building, Henry “Emmett” McCracken Jr. Council Chambers,  
20 Bridge Street, Bluffton, SC

### AGENDA

This meeting can be viewed live on [BCTV](#), on Sparklight 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. ADOPTION OF MINUTES

- [1.](#) February 5, 2025 Minutes

#### V. PUBLIC COMMENT

#### VI. OLD BUSINESS

#### VII. NEW BUSINESS

- [1.](#) **Certificate of Appropriateness:** A request by Tony Crosetto (Tony Quality Trades), on behalf of owner, Steve Thomas, for review of a Certificate of Appropriateness – Historic District to allow the rehabilitation of a 1,930 SF single-family residence (Tax Parcel R610-039-00A-0116- 0000) in the Old Town Bluffton Historic District and zoned Neighborhood Center-HD. The structure, known as the “Allen Lockwood House,” was included in the Bluffton Historic District, listed in the National Register of Historic Places in 1996 and designated as a Contributing Resource to the Old Town Bluffton Historic District in 2008. (COFA-02-25-019582)(Staff - Glen Umberger)

#### VIII. DISCUSSION

- [1.](#) Historic District Monthly Update. (Staff)

#### IX. ADJOURNMENT

**NEXT MEETING DATE: DAY, MONTH DAY, YEAR**

*“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. Auditory accommodations are available. Any person requiring further accommodation should contact the Town of Bluffton ADA Coordinator at 843.706.4500 or [adacoordinator@townofbluffton.com](mailto:adacoordinator@townofbluffton.com) as soon as possible but no later than 48 hours before the scheduled event.*

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

*\*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. To submit a public comment online, please click here:*

*<https://www.townofbluffton.sc.gov/FormCenter/Town-15/Public-Comment-60>*

*Public comment is limited to 3 minutes per speaker.*



# Historic Preservation Commission Meeting

Theodore D. Washington Municipal Building, Henry “Emmett” McCracken Jr. Council Chambers, 20  
Bridge Street, Bluffton, SC

February 05, 2025

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## I. CALL TO ORDER

Vice Chairman DePauw called the meeting to order at 6pm.

## II. ROLL CALL

### PRESENT

Vice Chairman Joe DePauw  
Commissioner Carletha Frazier  
Commissioner Jim Hess  
Commissioner Tim Probst  
Commissioner Debbie Wunder

### ABSENT

Chairman Evan Goodwin

## III. ADOPTION OF MINUTES

### 1. January 8, 2025 Minutes

Commissioner Hess made the motion to adopt the minutes as written.

Seconded by Commissioner Frazier.

Voting Yea: Vice Chairman DePauw, Commissioner Frazier, Commissioner Hess, Commissioner Probst, Commissioner Wunder

All were in favor and the motion passed.

## IV. ELECTION OF OFFICERS

### 1. Election of Historic Preservation Commission Chair

Commissioner Frazier made a motion to elect Evan Goodwin as Chairman.

Seconded by Commissioner Wunder.

Voting Yea: Vice Chairman DePauw, Commissioner Frazier, Commissioner Hess, Commissioner Probst, Commissioner Wunder

All were in favor and the motion passed.

### 2. Election of Historic Preservation Commission Vice Chair

Commissioner Hess made a motion to elect Joe DePauw as Vice Chairman.

Seconded by Commissioner Wunder.

Voting Yea: Vice Chairman DePauw, Commissioner Frazier, Commissioner Hess, Commissioner Probst, Commissioner Wunder

All were in favor and the motion passed.

### 3. Election of Two Historic Preservation Review Committee members

Vice Chairman DePauw made the motion to elect Tim Probst and Jim Hess to the Historic Preservation Review Committee.

Voting Yea: Vice Chairman DePauw, Commissioner Frazier, Commissioner Hess, Commissioner Probst, Commissioner Wunder

All were in favor and the motion passed.

## V. PUBLIC COMMENT

## VI. OLD BUSINESS

1. **Certificate of Appropriateness:** A request by Clear Cut Construction, on behalf of the owner, William Glover, for the review of a Certificate of Appropriateness-HD to allow the construction of a new 2-story Single Family Residential Structure of approximately 2,325 SF and Carriage House structure of approximately 1,174 SF, located at 34 Tabby Shell Road, Lot 18 in the Tabby Roads Development, in the Old Town Bluffton Historic District, within the Neighborhood General-HD zoning district. (COFA-03-24-019047) (Staff – Charlotte Moore)

Staff presented. The applicant was present. There was discussion regarding the railing details, the material used for the garage door, and the need for a window schedule.

Commissioner Probst made the motion to approve the application with the following conditions:

1. Provide a window schedule to show compliance with permitted materials (wood aluminum, copper, steel, vinyl, clad wood, fiberglass). (UDO Sec. 5.15.6.I.2.a.)
2. Provide a door schedule, including garage doors, to show compliance with permitted materials (wood, metal and metal-clad). (UDO Sec. 5.15.6.I.2.b.)
3. Identify the type of standing seam metal to be used for the roof. (UDO Sec. 5.15.5.J.2.a.)
4. Identify the type of material to be used for the gutters and show consistent materials for the downspouts. (UDO Sec. 5.15.5.J.2.c.)
5. Show location of electric panels. (UDO Sec. 5.15.5.F.10)
6. Demonstrate that 75% tree canopy coverage will be provided. (UDO Sec. 5.3.3.G.)
7. Provide a Tree Removal Permit per the Applications Manual.
8. Eliminate weep holes, pulling out top fascia trim one-half inch for drainage.

And, the following determinations:

1. The use of powder-coated steel for the second-floor porch railing (top rail and balusters); and,
2. The use of wood composite as an alternate material for garage doors.

Seconded by Commissioner Frazier.

Voting Yea: Vice Chairman DePauw, Commissioner Frazier, Commissioner Hess, Commissioner Probst, Commissioner Wunder

All were in favor and the motion passed.

## VII. NEW BUSINESS

1. **Certificate of Appropriateness:** A request by Christopher Epps (Incircle Architecture), on behalf of owners, Jay and Lori Sofianek, for review of a Certificate of Appropriateness - HD to allow the construction of a 2-story Carriage House of approximately 1199 SF located at 17 Lawrence Street in the Old Town Bluffton Historic District and zoned Neighborhood General-HD. (COFA-11-24-019458)(Staff - Charlotte Moore)

Staff presented. The applicant was present. There was discussion regarding the Live Oak tree that could be affected by the driveway. The commissioners discussed the railing requirements per the UDO. The Commission requested a bracket detail as well.

Vice Chairman DePauw made the motion to approve the application with the following conditions:

1. Show how the driveway will be reconfigured for access to the left bay of the Carriage House.
2. Provide trim mold for the corner boards that will match the existing trim mold used for the house.
3. Identify the soffit material and configuration. (UDO Sec. 5.15.6.P.5.).
4. Show all building materials indicated in the project analysis on the plan set, to include door and window materials.
5. Provide bracket details.

Seconded by Commissioner Frazier.

Voting Yea: Vice Chairman DePauw, Commissioner Frazier, Commissioner Hess, Commissioner Probst, Commissioner Wunder

All were in favor and the motion passed.

2. **Public Project:** A request by Meadors, Inc. on behalf of the Town of Bluffton for a recommendation to the UDO Administrator to allow the reconstruction of the Sarah Riley Hooks Cottage, a Contributing Resource, located at 76 Bridge Street, in the Old Town Bluffton Historic District and zoned Neighborhood General-HD (DP-10-24-019422) (Staff - Glen Umberger)

Staff presented. The commissioners shared concerns with how much material from the current structure will be used for reconstruction and the type of exterior door being used.

Commissioner Hess made the motion to forward the UDO Administrator a recommendation of approval of the reconstruction of the Sarah Riley Hooks Cottage with the following condition:

1. The plan be modified to replace the proposed exterior door to the public restroom with an exterior door more in keeping with the historic aesthetic of the structure.

Seconded by Commissioner Frazier.

Voting Yea: Vice Chairman DePauw, Commissioner Frazier, Commissioner Hess, Commissioner Probst, Commissioner Wunder

All were in favor and the motion passed.

#### **VIII. DISCUSSION**

1. Historic District Monthly Update. (Staff)

Staff reviewed the monthly report. The Commissioners had no questions.

#### **IX. ADJOURNMENT**

Commissioner Frazier made the motion to adjourn.

Seconded by Commissioner Wunder.

Voting Yea: Vice Chairman DePauw, Commissioner Frazier, Commissioner Hess, Commissioner Probst, Commissioner Wunder

All were in favor and the motion passed. The meeting adjourned at 7:12 pm.

# HISTORIC PRESERVATION COMMISSION



## STAFF REPORT

### Department of Growth Management

<b>MEETING DATE:</b>	March 5, 2025
<b>PROJECT:</b>	94 Calhoun Street – Rehabilitation of a Contributing Resource
<b>APPLICANT:</b>	Tony Crosetto on behalf of owner, Steve Thomas
<b>PROJECT MANAGER:</b>	Glen Umberger, Historic Preservationist

**REQUEST:** The Applicant, Tony Crosetto, on behalf of owner, Steve Thomas, requests that the Historic Preservation Commission approve the following application:

**COFA-02-25-019582.** A Certificate of Appropriateness – Historic District to allow the rehabilitation of a 1,930 SF single-family residence (Tax Parcel R610-039-00A-0116-0000) in the Old Town Bluffton Historic District and zoned Neighborhood Center-HD. The structure, known as the “Allen Lockwood House,” was included in the Bluffton Historic District, listed in the National Register of Historic Places in 1996 and designated as a Contributing Resource to the Old Town Bluffton Historic District in 2008.

**BACKGROUND:** This application has been submitted to approve work completed without a permit and to ensure that work already completed under previously approved Site Feature-HD permits conform to requirements set forth in the Unified Development Ordinance (UDO).

The following is a timeline for the project to date:

January 30, 2023	Town Staff approved a Site Feature-HD (SFHD-01-23-0109) to allow for the reconstruction of two historic brick chimneys, which has been completed (see Attachment 5).
March 1, 2023	Additional work was approved by Town Staff under a separate Site Feature-HD (SFHD-03-23-0507) to include the replacement of the current asbestos siding with wood clapboards, and replacing the asphalt shingle roof with a 5-v metal roof (see Attachment 7).
May 16, 2023	Town Staff approved amended Site Feature-HD (SFHD-01-23-0109) to include reconstruction of third historic brick chimney, which has been completed (see Attachment 6).
May 2023	During the permitting process, it was determined that since no additional work could be done until the initial Site Feature-HD work was completed, the permit was revised to allow both

	projects to be done simultaneously. As a result of work that had been undertaken, on or about May 22, 2023, Building Safety determined that the existing brick foundation piers were insufficient and new engineered brick foundation piers were required to stabilize the structure.
July 20, 2023	Town Staff visited the site and discovered that additional work that had not been previously reviewed was being undertaken without proper approval, including, but not limited to, the deconstruction and reconstruction of the front porch and the replacement of attic vents on the eastern elevation. At that time, Staff informed the owner that the unpermitted work completed will need to be reviewed under a Certificate of Appropriateness-HD (COFA-HD) for compliance.
August 2023	An application for a Certificate of Appropriateness-HD (COFA-08-23-018346) was scheduled to be heard at the September 6, 2023 regular meeting of the HPC. At the Owner's request, that item was moved to the October 4, 2023 HPC agenda.
November 1, 2023	Owner withdrew application for a Certificate of Appropriateness-HD (COFA-08-23-018346) (see Attachments 8 and 9, respectively).
November 2023— June 2024	Work on the property remained inactive.
June 11, 2024	Town Staff approved a Site Feature-HD permit (SFHD-06-24-1348) (see Attachment 10) to replace the roof of the Contributing Resource but no additional work was approved under this application.
August 1, 2024	Additional unpermitted work to the porch was undertaken and the project was stopped, and the owner was informed that a Certificate of Appropriateness-HD and proper building permits were required to in order to proceed (see Attachment 11).

Approval of this COFA-HD will ensure that the entire rehabilitation project moving forward conforms to the requirements set forth in the Unified Development Ordinance (UDO).

**BUILDING DESCRIPTION AND HISTORY:** No. 94 Calhoun Street was constructed as a summer cottage around 1850 by Col. William Gaston Allen (1821—c.1890), a prosperous local planter and owner of Garvey Hall Plantation, for his wife Susan Virginia (née Bolan) Allen and their six children. Following the Civil War, one of Allen's daughters, Susan (Mrs. Thomas Postell Lockwood), purchased the property at Sheriff's Sale for \$10.00; it remained in the Lockwood family until 1953.

The house is a typical lowcountry-style summer cottage. It is a one story, south-facing, wood frame, rectangular center hall plan, featuring modern asbestos siding (recently removed) and wood windows, set on a high brick pier foundation with a composite shingle

end-gable roof. On the façade (southern elevation facing Water Street), there is a full-width front porch with a shed roof; the historic wood front steps are no longer extant. On the northern elevation is a small wood entrance stoop. There are three brick chimneys located on the eastern, northern, and western elevations (recently constructed using salvaged historic brick).

The building, identified as Site # 046-0076, was first surveyed in the *Historic Resources Survey* (1994) and was identified as a “contributing building” to the Bluffton Historic District, listed in the National Register of Historic Places in June 1996. In July 2008, it was resurveyed as part of the *Survey of Historic Properties*, when it was listed as “Contributing” to the Old Town Bluffton Historic District. In 2019, the Resource was surveyed as part of the *Town of Bluffton Historic Resources Update* (see Attachment 4).

**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, as amended April 9, 2024 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.

A. Section 3.18.3.A.1. Consistency with the principles set forth in the *Old Town Master Plan* and *Town of Bluffton Comprehensive Plan*, “Blueprint Bluffton.”

*Finding.* The application is consistent with the principles set forth in the Old Town Master Plan. The Old Town Master Plan states, “The built environment, in particular the historic structures scattered throughout Old Town, should be protected and enhanced.” Accordingly, the rehabilitation of the Contributing Resource, if done in a manner which meets the criteria set forth in Section 3.18. of the UDO, as outlined above, will enhance the District by protecting one of the most visible and iconic antebellum structures within the District.

B. Section 3.18.3.A.3. Conformance with applicable provisions in Article 5, Design Standards.

*Finding.* 5.15.6.E.5. Porches. The Applicant, without prior approval, removed the pine tongue and groove decking on the front porch due to poor condition with the intention to replace decking with pressure treated tongue and groove pine, which is a permitted material. The Applicant, also without prior approval, removed the existing incomplete and damaged railings and have partially replaced railings with pressure treated pine in the exact design and fashion as the original but which meets current building codes which meets this Standard. The Applicant further notes that since no porch stairs are extant, they propose to build new stairs of pressure treated pine with handrails and treads using historic

photographs of the house as a design guide, which meets this Standard. Also, the Applicant is considering screening, and since porches may be screened only if all architectural expressions occur on the outside of the screen, the Applicant's intention for screening is permitted under these conditions.

Furthermore, the Applicant, without prior approval, conducted structural repairs to the porch which will need to be brought into compliance with this COFA-HD; engineering drawings and a conditions assessment dated September 9, 2024) have been provided as part of the application (see Attachment 12).

Accordingly, this Standard is met.

*Finding. 5.15.6.E.6. Stoops.* The Applicant proposes to replace the non-historic, 16- by-8 ft. rear deck with pressure treated pine set on pine piers, with rear-facing steps built to meet current building codes. This proposal meets this Standard.

*Finding. 5.15.6.E.8.b. Chimneys, Roof Appurtenances, and Roof Penetrations.* Exterior chimneys shall be finished in brick, tabby, or stucco. The chimneys have been rebuilt using reclaimed historic brick and therefore, this Standard has been met.

*Finding. 5.15.6.G.3.a. Building Walls.* Permitted finish materials may be wood (termite resistant, 50-year siding product). The Applicant proposed replacing the exterior asbestos shingle siding which has been removed with 8" lap, beveled horizontal cypress siding, which is a permitted material. Extant attic vents, located on the east and west elevations of the structure have been rebuilt with pressure treated pine in exact design and placement of originals, and therefore, this Standard has been met.

*Finding. 5.15.6.H.2.c. Piers.* Permitted finish materials may be concrete masonry units with brick finish. Under the approved Building Permit, the Applicant has replaced the outer historic brick piers, constructed without footers, with new piers constructed of concrete masonry units, set on reinforced concrete footers pursuant to current building code, and finished in historic brick to match originals. The Applicant has also added five new structural piers under the center of the structure per engineer's plans. The Applicant also proposes to replace the inner and outer corner piers, to be constructed of concrete masonry units set on reinforced concrete footers and finished in historic brick to match historic brick piers, which meets this Standard.

*Finding. 5.15.6.I. Windows and Doors.* The Applicant has begun work to retain and repair all existing windows and exterior doors and has provided photographs showing current condition of the windows (see Attachment 13). Additional on-



site verification of windows by Staff may be required to ensure compliance with this Standard.

*Finding.* 5.15.6.J. Roofs and Gutters. For roofs, metal, standing seam or 5-V Crimp 24" maximum spacing, panel ends exposed at overhang is permitted. The Applicant proposes replacing the roof with a 26ga. Galvalume 5-V Crimp Metal Roof system, which is a permitted material, and accordingly this Standard is met pursuant to previously approved Site Feature (SFHD-06-24-1348) (see Attachment 10).

*Finding.* 5.15.6. O.1. Skirting and Underpinning. Skirting and underpinning may be brick lattice, vertical or horizontal pattern wood lattice or fencing referred to as "hog penning" and louvered vents. Underpinning must be a minimum of one inch behind the face of the pier. The Applicant proposes to reuse as much of the existing hog penning as possible and any replacement material will be pressure treated pine, which is a permitted material, and accordingly, this proposal meets this Standard.

*Finding.* 5.15.5.F.9. Service Yards. The Applicant proposes to locate a service yard on the east elevation of the structure so as not to be visible from either street or from the front or rear and intends to contain all equipment with hog penning to match the existing. Additional information must be provided to ensure that the location and height of the service yard enclosure shall be sufficient to screen equipment from public vantages and does not exceed six feet in height.

C. Section 3.18.3.A.6. et seq. Compliance with the U.S. Secretary of Interior's *Standards for the Treatment of Historic Properties* ("Rehabilitation") and *Guidelines for Rehabilitating Historic Structures*.

*Finding.* The rehabilitated structure will retain all of the defining features and spaces that characterize the Contributing Resource. The existing roof, front porch, siding, trim, fascia and soffit, brick foundation piers and chimneys are being, or have been recently replaced with appropriate historic in-kind materials. The Applicant specifies in his narrative that all the windows and exterior doors will be retained and restored, all of which will retain the historic character of the Contributing Resource.

*Finding.* Staff finds that based on the information and materials submitted, the brick chimneys have been accurately rebuilt using historic brick in accordance with the approved Site Feature-HD (SFHD-01-23-0109) (see Attachments 5 and 6, respectively) meets this Standard. In addition, the proposed replacement of the asbestos exterior siding with historically appropriate wood weatherboard siding and the replacement of the asphalt shingle roof with historically

appropriate 5V metal, 26-gauge galvalume roof, approved under a Site Feature-HD (SFHD-03-23-0507) (see Attachment 7) and included in revised permits (RREM-02-23-0255) issued on May 9, 2023, meets this Standard. Furthermore, the Applicant's proposal to remove, restore, and reinstall the existing windows and front door and reconstruct the front porch to match the existing historic feature will meet this Standard.

*Finding.* The Applicant proposes that all new materials used to replace deteriorated materials or replicate historic features shall match the old in design, color, texture, and other visual qualities. Accordingly, this meets this Standard.

**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 that with the conditions noted below, the requirements of Section 3.18.3 of the Unified Development Ordinance have been met and recommends that the Historic Preservation Commission approve the application with the following conditions:

Town Staff finds that the requirements of Section 3.18.3 of the UDO have been met and recommends that the Historic Preservation Commission approve the application with the following conditions:

1. Per Section 5.15.5.F.10.c., additional information must be provided to confirm location of service yard and ensure that the height of the service yard enclosure shall be sufficient to screen equipment from public vantages and does not exceed six feet in height; and
2. Per Section 3.19, any new parking lots/driveways, sidewalks, landscaping, and lighting site element have not been reviewed as part of this Application and future review may be required should work be proposed beyond the scope of this Application.

**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.

**ATTACHMENTS:**

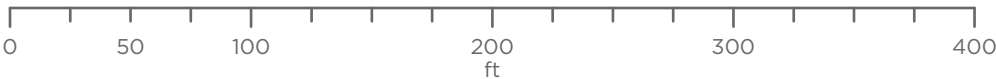
1. Location Map
2. Zoning Map
3. Application and Narrative with Photographs
4. Survey Sheets
5. Approval Letter SFHD-01-23-0109
6. Revised Approval Letter SFHD-01-23-0109
7. Approval Letter SFHD-03-23-0507
8. COFA-08-23-018346 Withdrawal Acknowledgement
9. Colin email 11.21.2023 re: Withdrawal of COFA Application
10. Approval Letter SFHD-06-24-1348
11. Colin email 08.01.2024 re: Additional Unpermitted Work
12. Porch drawings prepared by Engineer
13. Window schedule



# Allen-Lockwood House Location Map



- Override 1
- Red: Red
- Blue: Blue
- Green: Green
- Info Layer



8/15/2023

Map Prepared By:



This map was created by the Town of Bluffton and is solely intended to be used as a graphical representation for the Town of Bluffton. The maps and data distributed by the Town of Bluffton are derived from a variety of public and private sector sources considered to be dependable, but the accuracy, completeness, and currency thereof are not guaranteed. The Town of Bluffton makes no warranties, expressed or implied, as to the accuracy, completeness, currency, reliability, or suitability for any purpose of the information or data contained in or generated from the map.



# Allen-Lockwood House Zoning Map



- Override 1

Info Layer

Riverfront Edge-HD
- Neighborhood Conservation-HD
- Neighborhood General-HD
- Neighborhood Center-HD
- Red: Red
- Green: Green
- Blue: Blue



8/15/2023

Map Prepared By:



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

Growth Management Customer

Section VII. Item #1.

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: <u>Tony Crosetto</u>	Name: <u>Steve Thomas</u>		
Phone: <u>843-422-4996</u>	Phone: <u>704-641-9544</u>		
Mailing Address: <u>5 Hathaway Lane, Bluffton SC 29910</u>	Mailing Address: <u>2247 Red Fox Trail, Charlotte NC 28211</u>		
E-mail: <u>tonyqualitytrades@gmail.com</u>	E-mail: <u>brownlab100@yahoo.com</u>		
Town Business License # (if applicable): <u>24-12-5126</u>			
<b>Project Information</b> (tax map info available at <a href="http://www.townofbluffton.us/map/">http://www.townofbluffton.us/map/</a> )			
Project Name: <u>Allen Lockwood</u>	Conceptual: <input checked="" type="checkbox"/>	Final: <input type="checkbox"/>	Amendment: <input type="checkbox"/>
Project Address: <u>94 Calhoun St</u>	Application for:		
Zoning District:	<input type="checkbox"/> New Construction		
Acreage:	<input checked="" type="checkbox"/> Renovation/Rehabilitation/Addition		
Tax Map Number(s):	<input type="checkbox"/> Relocation		
Project Description: <u>See Attached Narrative</u>			
<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 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:</b> A Pre-Application Meeting is required prior to Application submittal.			
<b>Disclaimer:</b> 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: <u>[Signature]</u>		Date: <u>1/3/25</u>	
Applicant Signature: <u>Tony Crosetto</u>		Date: <u>1/1/25</u>	
<b>For Office Use</b>			
Application Number:		Date Received:	
Received By:		Date Approved:	



# TOWN OF BLUFFTON

## CERTIFICATE OF APPROPRIATENESS - OLD TOWN BLUFFTON

### HISTORIC DISTRICT (HD) APPLICATION

### PROCESS NARRATIVE

Section VII. Item #1.

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. The Town of Bluffton's Mission and Vision Statements help navigate staff to ensure that the goals outlined by Town Council are being met. As each project is being reviewed, Town staff will use the Mission Statement, Vision Statement, The Covenant for Bluffton and the current Strategic Plan to guide their review. Compliance with these procedures will minimize delays and as sure 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 or designee 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 - HD Application with the required submittal materials during an <b>mandatory</b> Application Check-In Meeting where the UDO Administrator or designee will review the submission for completeness. Call 843-706-4500 to schedule.	
Step 3. Review by UDO Administrator or designee and HPRC	Staff
If the UDO Administrator or designee, 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 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 or designee 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 or designee shall issue the Certificate of Appropriateness - HD.	



# TOWN OF BLUFFTON

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

Section VII. 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.

<b>1. DESIGN REVIEW PHASE</b>		<b>CONCEPTUAL REVIEW</b> <input type="checkbox"/>		<b>FINAL REVIEW</b> <input type="checkbox"/>
<b>2. SITE DATA</b>				
Identification of Proposed Building Type (as defined in Article 5):				
Building Setbacks	Front:	Rear:	Rt. Side:	Lt. Side:
<b>3. BUILDING DATA</b>				
<b>Building</b>	<b>Description</b> (Main House, Garage, Carriage House, etc.)	<b>Existing Square Footage</b>	<b>Proposed Square Footage</b>	
Main Structure				
Ancillary				
Ancillary				
<b>4. SITE COVERAGE</b>				
<b>Impervious Coverage</b>		<b>Coverage (SF)</b>		
Building Footprint(s)				
Impervious Drive, Walks & Paths				
Open/Covered Patios				
<b>A. TOTAL IMPERVIOUS COVERAGE</b>				
<b>B. TOTAL SF OF LOT</b>				
<b>% COVERAGE OF LOT (A/B= %)</b>				
<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		Columns		
Walls		Windows		
Roof		Doors		
Chimney		Shutters		
Trim		Skirting/Underpinning		
Water table		Cornice, Soffit, Frieze		
Corner board		Gutters		
Railings		Garage Doors		
Balusters		Green/Recycled Materials		
Handrails				





# TOWN OF BLUFFTON

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

Section VII. Item #1.

**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 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 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 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 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 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 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 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 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>



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

Section VII. Item #1.

<input type="checkbox"/>	<input 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 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 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 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 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 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 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 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 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).

\_\_\_\_\_  
Signature of Property Owner or Authorized Agent

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name of Property Owner or Authorized Agent

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name of Applicant

## Allen Lockwood Home

94 Calhoun Street

Rehabilitation Project

Steve Thomas

### Vision Statement:

Rehabilitation of this historic property to a condition that is appropriate to its original visual design; while updating materials to ensure a long viable life to build a final product our team and the town of Bluffton can be proud of.

### Exterior Projects

**Chimneys:** Each of the three chimneys has already been approved at the staff level for reconstruction. We dismantled each existing chimney and rebuilt them to match the existing style, while reusing the existing brick. In the process, we updated the footers and flu to meet current building codes. This project has been completed and inspected.

**Foundation Piers Phase 1:** The original brick piers were constructed with no footer. We replaced the outer existing piers while adding footers as well as rebuilt the piers with poured block and steel, and finished with Savannah Grey brick to match the original product. In our foundation process, we added five new structural piers under the center of the house to spread the load according to the architect's plan. All piers were built in accordance of current building codes.

**Foundation Piers Phase 2:** We intend to replace the inner and outer corner piers to bring them up to current building codes and ensure a solid foundation for years to come. Each pier will look identical to the existing, receiving footer, block with poured concrete and steel and finished with Savannah Grey brick. Engineer drawings will be available at the meeting.

**Foundation Hog Penning:** We intend to reuse as much of the existing hog penning as possible, and unusable wood will be replaced with pressure treated pine and painted black. Instead of fixating the fencing in the ground, for durability, it will be hung from the house.

**Structural Floor System:** We removed minor sections of 8x8 hart pine beam due to rot and deterioration while leveling the structure. Removed sections were replaced with pressure treated pine as well as additional structural support added to strengthen and

facilitate construction. The building load has been redistributed over all new piers. This has been completed.

**Structural Wall Framing:** We removed minor sections of outer wall 2x4's and replaced them with pressure treated pine as needed to support roof loads and structural stability.

**Front Porch:** We removed the pine T&G decking due to poor conditions. Our intentions are to replace the decking with pressure treated pine T&G. The existing columns have been repaired and remain in place. The existing handrail is incomplete and damaged. We intend to replace all handrails with pressure-treated pine to exact design and fashion as original. We are aware this style will not meet current building codes. We intend to screen-in the front porch, however at this time, we are open to committee guidance on the approved method to complete this task.

- **UPDATED (Front Porch):** The sub floor of the deck was completely reframed due to unstable conditions. It was framed up with pressure treated 2x12 and married together the existing 8x8 beams/girders. The 2 ends and the middle girder were reinforced with Treated Parallam Plus lumber. Size and placement are in accordance with the engineer's drawings and recommendations. Columns were replaced due to old columns not being repaired properly and new structural columns were installed to the same size and location of existing columns. They were secure with threaded rods and epoxy bolts as recommended by the engineer. A new beam over columns was constructed of a triple stack LVL wrapped with 1x cypress spanning the length of the porch. This was due to the old beam being completely rotted and had no stability. It was built to carry the new rafters coming from the roof to porch overhang. Old rafters for the porch roof are being replaced 1x1 due to the only being 2x4's and not long enough to carry the entire rafter over the support beam on the columns. They are being replaced with new 3x6 pressure treated lumber long enough to carry the full length of the porch, bird mouth on to the beam with a 12in overhang. New decking was installed to the specs approved.
- Handrail has been completed and meets the design and fashion of original look.
- The deck and porch are 90% completed minus the remainder of the porch roof rafter replacements.
- All hardware, bolts, structural screws, and material all meet and or exceeds engineer drawings and recommendations. All replacement lumber is pressure treated lumber and or cypress.

**Front Porch Steps:** We intend to build the front staircase with pressure treated pine to the original design and fashion. Handrails and tread will mimic the oldest picture known of the front of the house. No stairs were present at the time of the project.

**Rear Deck:** The original deck in the rear seems to have been added in the past 20 years. We intend on replacing it with pressure treated pine with pine piers, built to meet current building codes. Dimensions will be the same as 16x8

**Siding:** We removed the existing asbestos shingle siding and intend to replace it with 8 in lap cypress which has already been approved at the staff level. All window trim, fascia board, drip edge, soffit, and corner trim will also be replaced with cypress.

- **UPDATED (Siding):** All fascia and soffit has been replaced due to rot and being extremely unlevel and needed to be installed prior to the new roof going on. It was all replaced with cypress rough sawn and painted white to protect.

**Windows:** We intend to repair all existing windows and doors. Some will be repaired on site while others will need to be removed and repaired off site and rehung. The front door will remain original.

- **UPDATED (windows):** All windows in the rear had to be removed and all trim as well due to the extreme amount of rotting due to now flashing. All casing and sills need to be remade due to rot and flashed properly before installing windows back.
- All casing and trim will be made with cypress and or cedar and pressure treated sills.
- Windows are getting repairs and most of the original wood can be salvaged. What needs to be replaced is replaced with pressure treated pine and all broken glass and plastic window inserts are getting replaced with antique high-end glass to restore back to original look.
- See Pics, some windows have been repaired, the glass has been inserted and painted and ready for installation.
- Once approved, casing, trim and flashing will be repaired prior to installing windows.

**Attic Vents:** Existing vents on both sides of home are deteriorated and were rebuilt with pressure treated pine in exact design and placement. This has been completed.

**Roofing:** We intend to remove the shingles and replace the roof with already approved at the staff level 5v galvalume metal roofing, along with matching flashing as needed and required by current building code. Any soft spots, areas of damaged roof materials will be replaced with reclaimed 5/4 boards from the interior of this property as needed to support the roof structure.

**HVAC Service Area:** AC condenser will be located on the left side of the house allowing them to be not visible by either roadside, front side or rear views. We intend to contain all equipment with hog penning to match the existing in accordance with code.

**Parking:** We intend to have designated parking facing the rear of the house with an entrance and egress from Allen Street. We will submit a final drawing once finalized.

**Landscaping:** We intend to submit a final landscape drawing once finalized.

























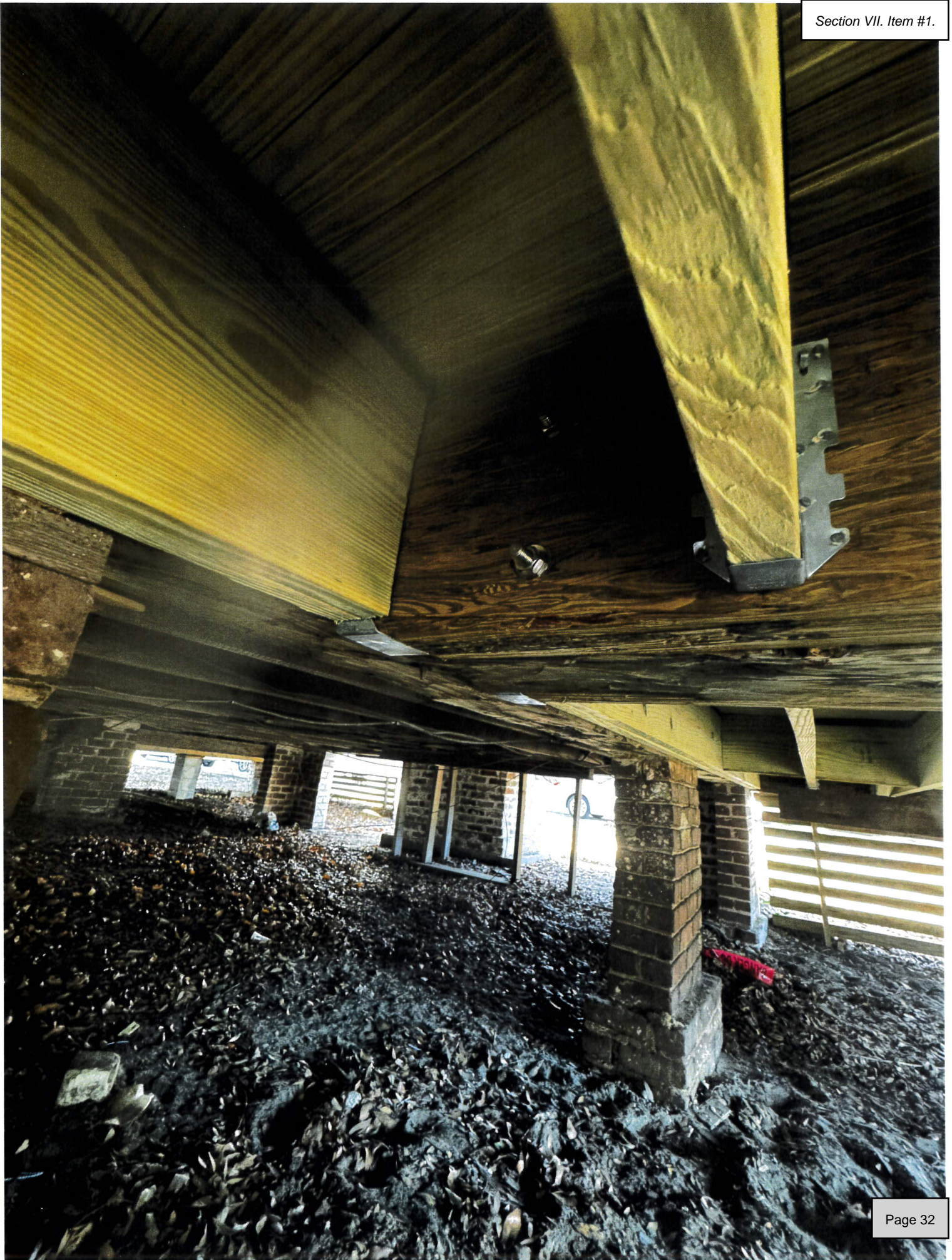




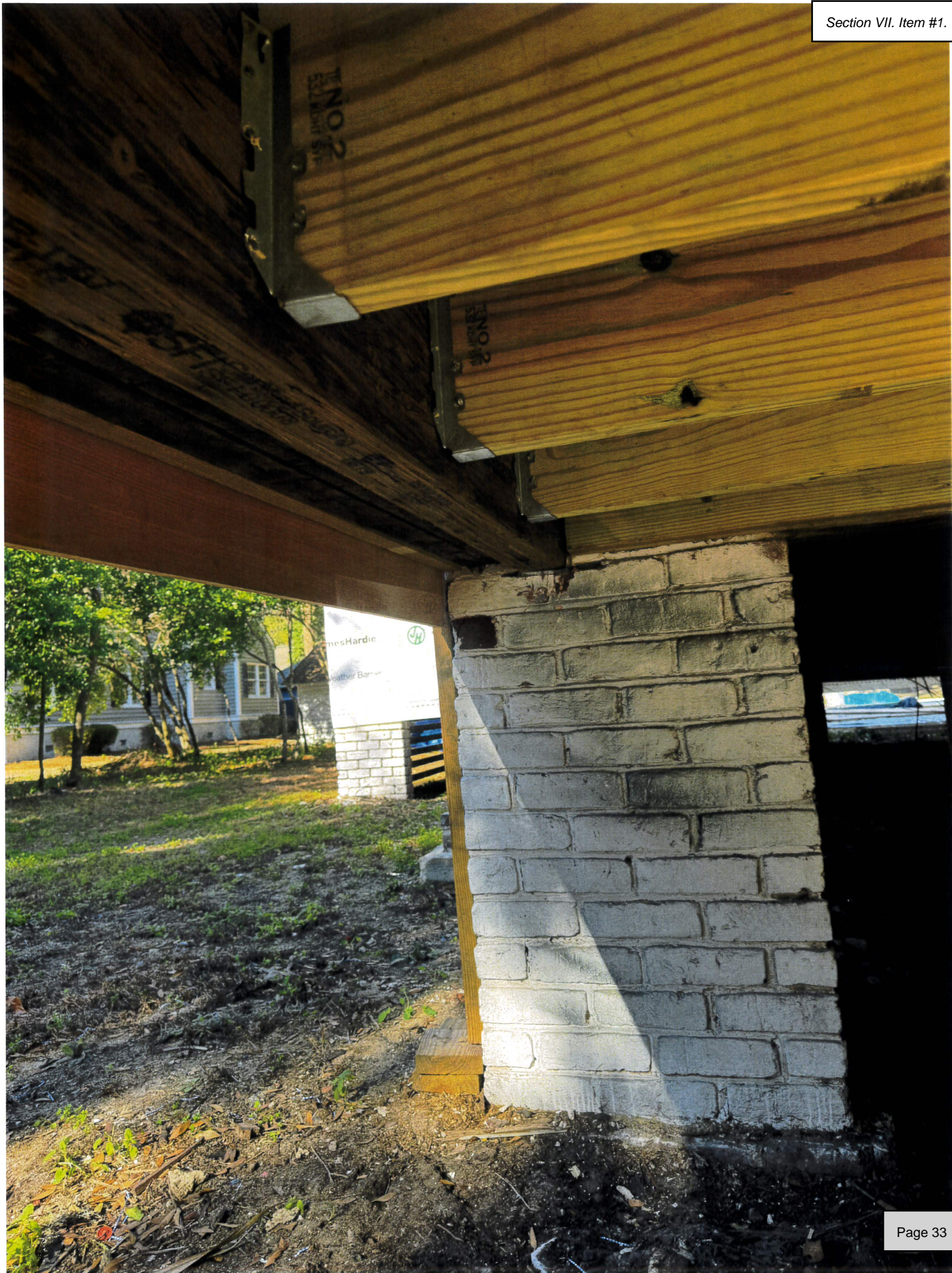
































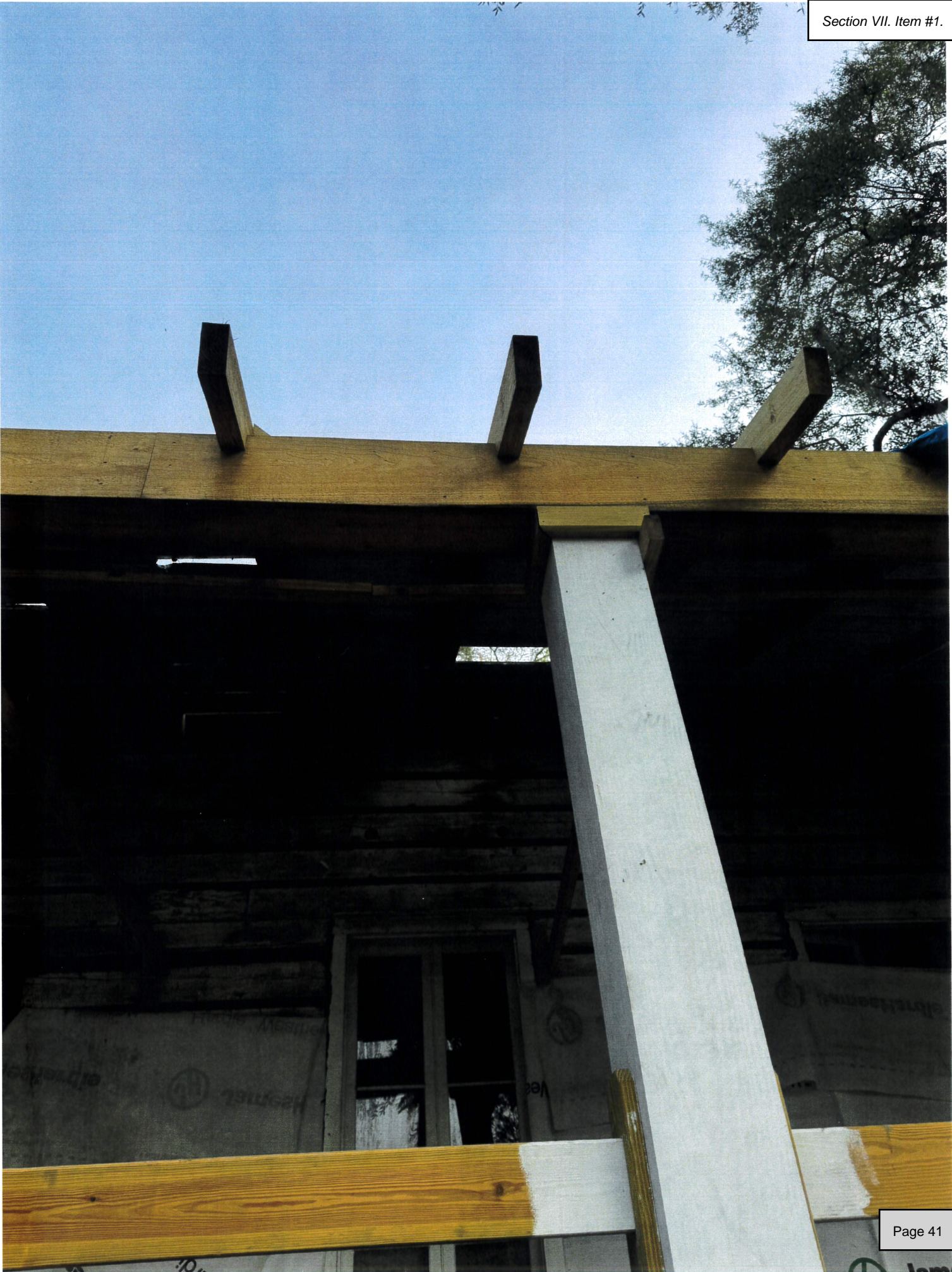




























 **James Hardie**

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James Hardie Building Products Inc  
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[www.jameshardie.com](http://www.jameshardie.com)



















South Carolina Statewide Survey Site Form ATTACHMENT 4  
State Historic Preservation Office  
P.O. Box 11669 • Columbia • SC • 29211 • (803) 734-8609

Section VII. Item #1.



IDENTIFICATION

1. Control Number U 13 / 0155 / 046-0076 2. NR Microfiche index # \_\_\_\_\_  
county census designated place site #
3. Historic name(s): Allen Lockwood House
4. Common name: \_\_\_\_\_
5. Address/location: Calhoun St. Tax parcel # 39A-116  
City: Bluffton Vicinity of: \_\_\_\_\_ County: Beaufort
6. Ownership: private (~~X~~) city (2) county (3) state (4) federal (5) 9. Current use(s): single dwelling (~~X~~) multi dwelling (2)  
7. Category: building (~~X~~) site (2) structure (3) object (4) commercial (3) other (0)  
8. Historic use(s): single dwelling (~~X~~) multi dwelling (2) commercial (3) 10. Potential: NR(1) NR historic district (2) archaeological (3)  
other (0)  
11. Status/date: listed individually in National Register   /  /   name \_\_\_\_\_  
\_\_\_\_\_ listed as part of NR historic district   /  /   Name of district \_\_\_\_\_  
\_\_\_\_\_ contributing \_\_\_\_\_ non-contributing  
\_\_\_\_\_ listed individually National Historic Landmark   /  /    
\_\_\_\_\_ determined eligible—owner objection   /  /    
\_\_\_\_\_ determined NOT eligible   /  /    
\_\_\_\_\_ deferred by review board   /  /    
\_\_\_\_\_ rejected by Washington   /  /    
\_\_\_\_\_ pending federal nomination   /  /    
\_\_\_\_\_ completed Preliminary Information Sheet (PIS)   /  /    
\_\_\_\_\_ part of NHL district   /  /    
\_\_\_\_\_ DOE process   /  /    
\_\_\_\_\_ rejected by review board   /  /    
\_\_\_\_\_ removed from NR   /  /    
\_\_\_\_\_ removed from survey   /  /    
\_\_\_\_\_ demolished   /  /    
\_\_\_\_\_ nomination on file/never processed   /  /
12. Number of contributing properties: \_\_\_\_\_

PROPERTY DESCRIPTION: When other (0) is chosen, enter data on reverse side under category 20 or 21.

13. Construction Date c 1850 14. Alteration Date \_\_\_\_\_ 15. Architectural style or influence \_\_\_\_\_
16. Commercial Form — circle appropriate response(s)  
A) 2-part commercial block D) stacked vertical block C) temple front J) Central block w/wings  
B) 1-part commercial block E) 2-part vertical block H) vault K) arcaded block  
C) enframed window wall F) 3-part vertical block I) enframed block 0) other
17. DESCRIPTION: Select as many responses as appropriate.
- A) HISTORIC CORE SHAPE D) ROOF SHAPE  
rectangular (~~X~~) gable (end to front) (1)  
square (2) gable (lateral) (~~X~~)  
L (3) hip (3)  
T (4) cross gable (4)  
U (5) pyramidal (5)  
H (6) flat (6)  
octagonal (7) truncated hip (7)  
irregular (8) gambrel (8)  
other (0) mansard (9)  
salt box (10)  
jerkinhead (11)  
gable-on-hip (12)  
mono-pitch (14)  
not visible (15)  
other (0)
- B) STORIES  
1 story (~~X~~)  
1 1/2 stories (2)  
2 stories (3)  
2 1/2 stories (4)  
3 stories (5)  
other (0)
- C) PORCH HEIGHT  
1 story (~~X~~)  
1 story w/deck (2)  
2 or more stories (3)  
2 or more with tiers (4)  
roofed balcony over 1 story  
hip/shed (5)  
other (0)
- E) PORCH WIDTH  
entrance bay only (1)  
over 1 bay, less than full  
facade (~~X~~)  
full facade (3)  
facade & left elevation (4)  
facade & right elevation (5)  
facade & both elevations (6)  
other (0)
- F) PORCH ROOF SHAPE  
shed (~~X~~)  
hip (2)  
gable (3)  
pedimented gable (4)  
flat (5)  
engaged (6)  
partially engaged (7)  
gable-on-hip or shed (8)  
engaged porte cochere (9)  
other (0)
- G) NUMBER OF CHIMNEYS  
2 exterior (~~X~~)  
interior end (2)  
interior (3)  
central (4)  
flue (5)  
double shouldered (6)  
not visible (7)  
other (0)
- H) WINDOWS  
single (~~X~~)  
double (2)  
tripartite (3)  
grouped (4)  
decorative (5)  
display (6)  
other (0)
- I) PANE CONFIGURATION  
tracery (1)  
Queen Anne block-glass (2)  
Prairie/bungalow/craftsman  
geometric (3)  
not visible (4)  
other (0)  
9/9, 9/6
- J) DOORS  
single (1)  
double (~~X~~)  
transom (3)  
fanlight (4)  
sidelights (~~X~~)  
other (0)



# ATTACHMENT 4

## K) CONSTRUCTION METHOD

masonry (1)  
frame (2)  
log (3)  
steel (4)  
other (0)

## L) EXTERIOR WALLS

weatherboard (1)  
beaded weatherboard (2)  
shiplap (3)  
flushboard (4)  
wood shingle (5)  
stucco (6)  
tabby (7)  
brick (8)  
brick veneer (9)  
stone veneer (10)  
cast-stone (11)  
marble (12)  
asphalt roll (13)  
synthetic siding (14)  
asbestos shingle (15)  
pigmented structural glass (16)  
other (0)

## M) PORCH DETAILS

chamfered posts (1)  
turned posts (2)  
supports on pedestals (3)  
columns (4)  
posts (5)  
piers (6)  
pillars (7)  
freestanding posts (8)  
balustrade (9)  
apron wall (10)  
turned balusters (11)  
decorative sawn balusters (12)  
slat balusters (13)  
other sawn/turned work (14)  
insect screening (15)  
porte cochere (16)  
other (0)

## N) CHIMNEY MATERIAL

brick (1)  
stuccoed brick (2)  
stone (3)  
brick & stone (4)  
other (0)

## O) ROOF MATERIAL

composition shingle (1)  
pressed metal shingle (2)  
wood shingle (3)  
slate (4)  
raised seam metal (5)  
other metal (6)  
rolled roofing (7)  
not visible (8)  
tile (9)  
other (0)

## P) FOUNDATION

not visible (1)  
brick pier (2)  
brick pier with fill (3)  
brick (4)  
stuccoed masonry (5)  
stone pier (6)  
stone (7)  
concrete block (8)  
slab construction (9)  
basement (10)  
raised basement (11)  
other (0)

## Q) DECO

Section VII. Item #1.

## MATERIAL

cast iron (1)  
pressed metal (2)  
terra cotta (3)  
granite (4)  
marble (5)  
cast stone (6)  
brick (7)  
wood (8)  
pigmented glass (9)  
stone (10)  
stucco (11)  
other (0)

## R) INTERIOR FEATURES (list)

## 18. HISTORIC OUTBUILDINGS AND STRUCTURES:

none (1)  
none visible (2)  
garage (3)  
garage w/living area (4)  
shed (5)  
kitchen (6)

tenant house (7)  
other house (8)  
office (9)  
barn (10)  
tobacco barn (11)  
dairy (12)

crib (13)  
smokehouse (14)  
slave house (15)  
privy (16)  
well (17)  
springhouse (18)

store (19)  
windmill (20)  
chicken coop (21)  
silo (22)  
washhouse (23)  
root cellar (24)  
other (0)

19. SURROUNDINGS: residential (1) residential/commercial (2) commercial (3) rural (4) rural community (5) industrial (6) other (0)

20. ADDITIONAL DESCRIPTIVE COMMENTS: 17(m) horizontal porch rails (3)

21. ALTERATIONS addition to N & E sides appears historic

## HISTORICAL INFORMATION

22. Theme(s): 23. Period(s): 24. Important persons:

25. Architect(s): Source:

26. Builder(s) Source:

27. Historical data Built by William Gaston Allen. House remained in family until 1953.

28. Informant/Bibliography Bluffton Historical Preservation Society, No. II, A Longer Short History of Bluffton, S.C., & Its (cont)

## PROGRAM MANAGEMENT

29. Quadrangle name: Bluffton 30. Photographs: prints (1) slides (2) negatives (3)

31. Other documentation: survey back-up files (1) National Register files (2) tax act files (3) grant files (4) state historical marker files (5) environmental review files (6) HABS/HAER (7) SCIAA (8) other (0) #

32. Recorder name/firm Jennifer D. Brown 33. Date recorded 7 / 27 / 94



## ATTACHMENT 4

*Section VII. Item #1.*

Control Number 11 / 13 / 0155 / 046-0076  
county census designated place site #

Continuation: Environ, 1988

(Use grid for sketching)

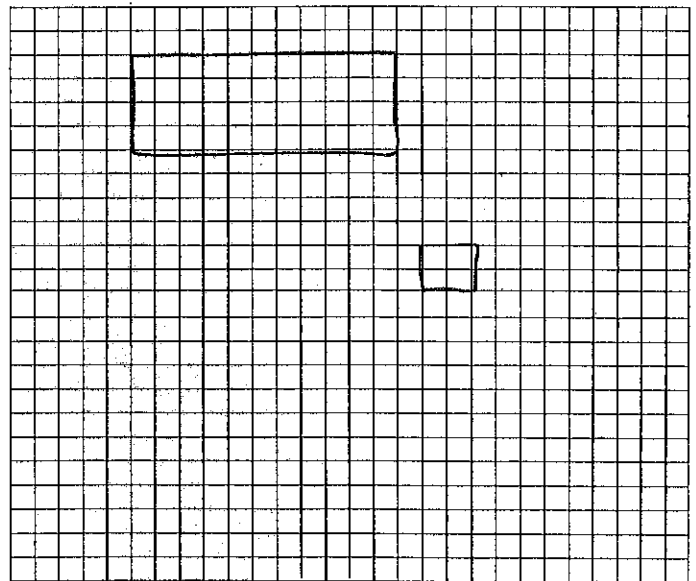


Photo #	Photo Index #	View of	N, S, E, W
	R1, F10	S facade	N
	R1, F11	E elevation	SW
	R1, F12	outbldg	W

Date Taken/Recorded by: 8.12.94/JDBrown



## Statewide Survey of Historic Properties

State Historic Preservation Office

South Carolina Department of Archives and History

1 Parklane Road

Columbia, SC 29223-4905 (803) 896-6100

Control Number: U / 13

Status County No. Site No.

Quadrangle Name: Bluffton

Tax Number: 39A-116

## Intensive Survey Form

## Identification

Historic Name: Allen Lockwood House

Common Name:

Address/Location: 94 Calhoun Street

City: Bluffton County: Beaufort

Vicinity of:

Ownership: **1 Private** 5 State  
 2 Corporate 6 Federal  
 3 City 0 Unknown/Other  
 4 County

Category: **1 Building**  
 2 Site  
 3 Structure  
 4 Object

Historical Use: **1 single dwelling** 3 commercial  
 2 multi dwelling 4 other

Current Use: **1 single dwelling** 3 commercial  
 2 multi dwelling 4 other

## SHPO National Register Determination of Eligibility:

- |                                    |                                       |
|------------------------------------|---------------------------------------|
| 1 Eligible                         | 5 Potentially Eligible                |
| 2 Not Eligible                     | 6 Listed                              |
| 3 Contributes to Eligible District | 7 Determined Eligible/Owner Objection |
| 4 Contributes to Listed District   | 8 Removed from NR                     |

Other Designation:

## Property Description

Construction Date: 1850

Alteration Date:

Commercial Form:

## Stories:

- 1 1 Story**  
 2 1 ½ Stories  
 3 2 Stories  
 4 2 ½ Stories  
 5 3 Stories  
 0 Other:

## Construction Method:

- 1 Masonry  
**2 Frame**  
 3 Log  
 4 Steel  
 0 Other:

## Historic Core Shape:

- 1 Rectangular** 6 H  
 2 Square 7 Octagonal  
 3 L 8 Irregular  
 4 T 0 Other:  
 5 U

## Exterior Walls:

- |                       |                 |                               |
|-----------------------|-----------------|-------------------------------|
| 1 Weatherboard        | 7 Tabby         | 13 Asphalt roll               |
| 2 Beaded Weatherboard | 8 Brick         | 14 Synthetic siding           |
| 3 Shiplap             | 9 Brick Veneer  | <b>15 Asbestos shingle</b>    |
| 4 Flushboard          | 10 Stone Veneer | 16 Pigmented Structural Glass |
| 5 Wood Shingle        | 11 Cast-Stone   | 17 Other:                     |
| 6 Stucco              | 12 Marble       |                               |

## Roof Features

Shape: Gable Lateral

Materials: Composite Shingle

## Foundation:

- |                               |                    |                     |
|-------------------------------|--------------------|---------------------|
| 1 Not Visible                 | 5 Stuccoed Masonry | 9 Slab Construction |
| 2 Brick Pier                  | 6 Stone Pier       | 10 Basement         |
| <b>3 Brick Pier with Fill</b> | 7 Stone            | 11 Raised Basement  |
| 4 Brick                       | 8 Concrete Block   | 12 Other:           |

## Porch Features

Width: Facade

Shape: shed

Significant Architectural Features: 1. Horizontal porch rails



# South Carolina Statewide Survey of Historic Properties

## Intensive Survey Form

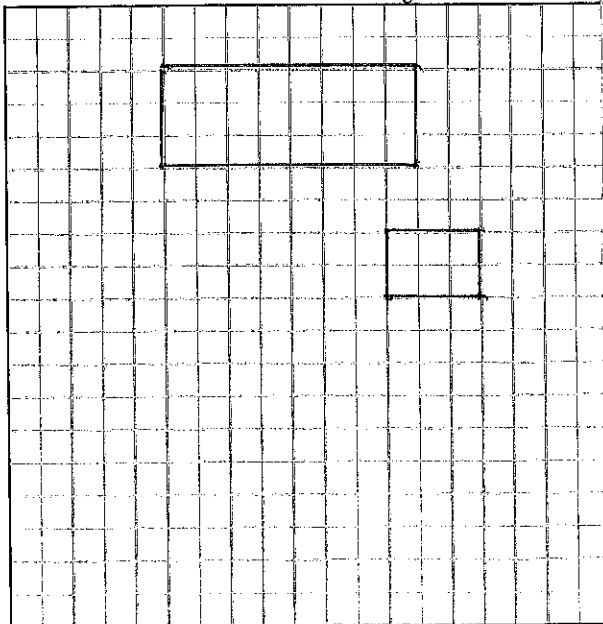
Section VII. Item #1.

Site No.: U / 13 / 046-0076

Alterations: Addition to North East side is historic.Architect(s)/Builder(s): William Gaston Allen**Historical Information**Historical Information: House remained in Allen family until 1953.Source of Information: Bluffton Historical Preservation Society**Photographs**

Roll No. Neg. No. View of


Use Grid for Sketching



Attach Photographs Here

**Program Management**Recorded by: Will ThompsonMaggie O'BrienDate Recorded: June 30, 2008



## ATTACHMENT 4

Section VII. Item #1.





# Statewide Survey of Historic PropertiesATTACHMENT 4

State Historic Preservation Office  
South Carolina Department of Archives and History  
8301 Parklane Road  
Columbia, SC 29223-4905 (803) 896-6100

U / 046-0076

Status Site No.

Revis Section VII. Item #1.

Quadrangle Name: Bluffton

Tax Map No.: R610 039 00A 0116 0000

## Survey Form

### Identification

Historic Name: Allen-Lockwood House

Common Name:

Address/Location: 94 Calhoun Street

City: Bluffton

Vicinity of ☐

County: Beaufort

Ownership: Private

Category: Building

Historical Use: Domestic

Historical Use (if Other):

Current Use: Domestic

Current Use (if Other):

SHPO National Register Determination of Eligibility:

### Property Description

Construction Date: c 1850

Construction: Frame

Construction (if Other):

Historic Core Shape: Rectangular

Historic Core Shape (if Other):

Exterior Walls: Asbestos shingle

Exterior Walls (if Other):

Foundation: Brick pier

Foundation (if Other):

Commercial Form:

Commercial Form (if Other):

Roof Shape: Gable, lateral

Roof Shape (if Other) Gable, lateral

Roof Materials: Composition shingle

Roof Materials (if Other):

Stories: 1 1/2 stories

Stories (if Other):

Porch Width: Full facade

Porch Width (if Other):

Porch Shape: Shed

Porch Shape (if Other):

Description/Significant Features: Double brick exterior chimneys. Mix of 9/9 windows and louvered windows.

Alterations (include date(s), if known)

Architect(s)/Builder(s):



### Historical Information

Historical Information: William Gaston Allen built this classic example of a Lowcountry summer cottage. Allen owned Garvey Hall plantation. He owned 2,200 acres and 73 slaves. Forced to sell after Civil War, his daughter bought and it remained in the Allen family until 1953.

Source of Information: Bluffton Historical Preservation Society, No. II, A Longer Short History of Bluffton, South Carolina and its Environs, 1988.

### Digital Photo ID(s):

Digital Photo ID 01:	76001	Digital Photo ID 06:
View 01	facing NE	View 06
Digital Photo ID 02:	76002	Digital Photo ID 07:
View 02	facing N	View 07
Digital Photo ID 03:	76003	Digital Photo ID 08:
View 03	facing NW	View 08
Digital Photo ID 04:	76004	Digital Photo ID 09:
View 04	Rear elevation, faci	View 09
Digital Photo ID 05:		Digital Photo ID 10:
View 05		View 10

### Program Management

Recorded by: Lannie Kittrell

Organization: Brockington

Date Recorded: 1/16/2019



Lisa Sulka

---

Mayor

Larry Toomer

---

Mayor Pro Tempore

Stephen Steese

---

Town Manager

Council Members

Fred Hamilton

Dan Wood

---

Bridgette Frazier

Kimberly Gammon

---

Town Clerk

January 30, 2023

Randy Ladermann  
4 Hickory Hill Lane  
Bluffton, SC 29910

Re: 94 Calhoun Street (Allen-Lockwood House) SFHD-01-23-0109

Dear Mr. Ladermann:

On January 27, 2023, the Town of Bluffton Growth Management Staff approved the subject application to demolish and rebuild the two brick chimneys on property located at 94 Calhoun Street. The proposed chimney replacements were found to be in conformance with the applicable standards set forth in the Town of Bluffton Unified Development Ordinance (UDO).

All colors, materials, locations, and dimensions present will appear exactly as they exist on the documents submitted to the Town of Bluffton. A copy of the submitted and approved application is enclosed for your files. Please note that no additional improvements have been approved under this permit. Note this is not a building permit. All building permits must be pulled through the Building Safety division located at 20 Bridge Street.

Please contact me at 843.706.4504 if you have questions or concerns.

Sincerely,

Glen Umberger  
Historic Preservationist  
Department of Growth Management



Lisa Sulka  
*Mayor*  
Larry Toomer  
*Mayor Pro Tempore*  
Stephen Steese  
*Town Manager*



*Council Members*  
Fred Hamilton  
Dan Wood  
Bridgette Frazier  
Kerry Guzman  
*Interim Town Clerk*

May 16, 2023

Randy Ladermann  
4 Hickory Hill Lane  
Bluffton, SC 29910

REVISED APPROVAL LETTER

Re: 94 Calhoun Street (Allen-Lockwood House) SFHD-01-23-0109

Dear Mr. Ladermann:

On January 27, 2023, the Town of Bluffton Growth Management Staff approved the subject application to demolish and rebuild the three brick chimneys on property located at 94 Calhoun Street. The proposed chimney replacements were found to be in conformance with the applicable standards set forth in the Town of Bluffton Unified Development Ordinance (UDO).

All colors, materials, locations, and dimensions present will appear exactly as they exist on the documents submitted to the Town of Bluffton. A copy of the submitted and approved application is enclosed for your files. Please note that no additional improvements have been approved under this permit. Note this is not a building permit. All building permits must be pulled through the Building Safety division located at 20 Bridge Street.

Sincerely,

Glen Umberger  
Historic Preservationist  
Department of Growth Management



## ATTACHMENT 7

Section VII. Item #1.

Lisa Sulka  
*Mayor*

Larry Toomer  
*Mayor Pro Tempore*

Stephen Steese  
*Town Manager*



*Council Members*

Fred Hamilton

Dan Wood

Bridgette Frazier

Kimberly Gammon  
*Town Clerk*

March 1, 2023

Randy Ladermann  
4 Hickory Hill Lane  
Bluffton, SC 29910

Re: 94 Calhoun Street (Allen-Lockwood House) SFHD-03-23-0507

Dear Mr. Ladermann:

On March 1, 2023, the Town of Bluffton Growth Management Staff approved the subject application to replace the roof and exterior wood siding on the property located at 94 Calhoun Street. The proposed exterior work was found to be in conformance with the applicable standards set forth in the Town of Bluffton Unified Development Ordinance (UDO).

All colors, materials, locations, and dimensions present will appear exactly as they exist on the documents submitted to the Town of Bluffton. A copy of the submitted and approved application is enclosed for your files. Please note that no additional improvements have been approved under this permit. Note this is not a building permit. All building permits must be pulled through the Building Safety division located at 20 Bridge Street.

Please contact me at 843.706.4504 if you have questions or concerns.

Sincerely,

Glen Umberger  
Historic Preservationist  
Department of Growth Management





ATTACHMENT 7  
**TOWN OF BLUFFTON**  
**SITE FEATURE**  
**HISTORIC DISTRICT APPLICATION**

Growth Management Custom

Section VII. Item #1.

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: <u>RANDALL LADERMAN</u>	Name: <u>STEVE THOMAS</u>		
Phone: <u>843-816-0357</u>	Phone: <u>704-641-9544</u>		
Mailing Address: <u>4 HICKORY HILL LANE</u> <u>Bluffton, SC. 29910</u>	Mailing Address: <u>71 MYRTLE IS. RD</u> <u>BLUFFTON, SC 29910</u>		
E-mail: <u>randyandmartha@Gmail.com</u>	E-mail: <u>brownlab100@yahoo.com</u>		
Town Business License # (if applicable):			
<b>Project Information</b>			
Project Name: <u>ALLEN LOCKWOOD</u>		<b>TOWN OF BLUFFTON APPROVED</b>	
Project Address: <u>94 CALHOUN ST</u>		<u>SFHD-03-23-0507</u>	
Zoning District:	Acreage:	<u>3/01/2023</u>	
Tax Map Number(s):			
Project Description: <u>NEW SIDING 1X8 SMOOTH BEVEL</u> <u>5 V METAL ROOFING 26 GAUGE GALVALUME</u>			
<b>Minimum Requirements for Submittal</b>			
<input type="checkbox"/> 1. Digital files of the Site and/or Architectural Plans.			
<input type="checkbox"/> 2. Material samples and color swatches for all proposed materials.			
<input type="checkbox"/> 3. Recorded deed and plat showing proof of property ownership.			
<input type="checkbox"/> 4. Project Narrative describing reason for application and compliance with the criteria in Article 3 of the UDO.			
<input type="checkbox"/> 5. An Application Review Fee as determined by the Town of Bluffton Master Fee Schedule. Checks made payable to the Town of Bluffton.			
<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: <u>Steve Thomas</u>		Date: <u>2-27-2023</u>	
Applicant Signature: <u>Randall Laderman</u>		Date: <u>2-27-2023</u>	
<b>For Office Use</b>			
Application Number: <u>SFHD-03-23-0507</u>		Date Received: <u>2/1/23</u>	
Received By: <u>Maryanne McEwen</u>		Date Approved: <u>3/1/2023</u>	





ATTACHMENT 7  
TOWN OF BLUFFTON

Section VII. Item #1.

**SITE FEATURE- 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. The Town of Bluffton's Mission and Vision Statements help navigate staff to ensure that the goals outlined by Town Council are being met. As each project is being reviewed, Town staff will use the Mission Statement, Vision Statement, The Covenant for Bluffton and the current Strategic Plan to guide their review. Compliance with these procedures will minimize delays and assure expeditious application review.

<b>Step 1. Application Submittal</b>	<b>Applicant</b>
The Applicant shall submit the Site Feature-HD Application and required submittal materials.	
<b>Step 2. Review by UDO Administrator or designee</b>	<b>Staff</b>
If the UDO Administrator or designee determines that the Site Feature-HD Application is complete, it shall be reviewed for compliance with the criteria and provisions in the UDO. The UDO Administrator or designee may approve, approve with conditions, or deny the application.	
<b>Step 3. Issue Site Feature-HD Permit</b>	<b>Staff</b>
If the Site Feature-HD Application is in compliance with the criteria and provisions in the UDO, the UDO Administrator or designee shall issue the Site Feature-HD Permit.	



## ATTACHMENT 8

Section VII. Item #1.

Lisa Sulka  
*Mayor*  
Larry Toomer  
*Mayor Pro Tempore*  
Stephen Steese  
*Town Manager*



*Council Members*  
Fred Hamilton  
Dan Wood  
Bridgette Frazier  
Marcia Hunter  
*Town Clerk*

November 1, 2023

Mr. Steve Thomas  
SLT Commercial Properties, LLC  
516 N. Tryon Street  
Charlotte, NC 28211

Via electronic mail: [brownlab100@yahoo.com](mailto:brownlab100@yahoo.com)

Re: Allen-Lockwood House, 94 Calhoun Street (R610-039-00SA-0116-0000)

Dear Mr. Thomas,

We are in receipt of your request to withdraw your Application for a Certificate of Appropriateness-HD (COFA-08-23-018346) for the referenced Contributing Resource from consideration by the Historic Preservation Commission.

At this time, you are no longer permitted to undertake **ANY** work at the Allen-Lockwood House (94 Calhoun Street). In addition, you will need to complete the following:

- Remove all construction equipment and building materials from the site;
- The structure will need to be secured with plywood coverings for front and rear exterior doors;
- All broken windows will need to be secured with plywood coverings; and
- All Tyvek-type building wrap must be properly secured to the structure.

Failure to complete these steps within ten (10) business days from the date of this letter may result in a violation of applicable building code(s) and/or Town of Bluffton Municipal code(s).

Once you are ready to proceed with this project, you will need to complete a Pre- Application Meeting request form, found on the Town's website, to begin the review process for a new Certificate of Appropriateness-HD (COFA-HD).

If you should have any comments or questions, please let me know.

Very truly yours,

GLEN UMBERGER  
Historic Preservationist  
Department of Growth Management

*Theodore D. Washington Municipal Building*  
*20 Bridge Street P.O. Box 386 Bluffton, South Carolina 29910*  
*Telephone (843) 706-4500 Fax (843) 757-6720*  
*[www.townofbluffton.sc.gov](http://www.townofbluffton.sc.gov)*



**Umberger, Glen**

---

**From:** Colin, Heather  
**Sent:** Tuesday, November 21, 2023 12:43 PM  
**To:** brownlab100@yahoo.com  
**Cc:** Icard, Kevin; Steese, Stephen; Umberger, Glen  
**Subject:** Allen-Lockwood House, 94 Calhoun Street, COFA-08-23-018346

Mr. Thomas –

This email is a follow up to your request to postpone any action concerning your application for Certificate of Appropriateness for modifications to the Allen-Lockwood home.

Because there is no longer an active permit or approval for construction or development activity on site, you will need to secure the structure.

This includes the following:

- Remove all construction equipment and materials for the site per the Town's Municipal Code of Ordinances, Article VI. Sec. 5-271. Construction site property maintenance; and
- Secure the structure per Article V. – Unsafe Buildings/Structures.

It is recommended to secure the structure with plywood or similar coverings for the front and rear exterior doors as well as the broken windows. The building should also be wrapped with a Tyvek-type material to prevent any further deterioration.

If you choose not to act on your request by March 1, 2024, I will consider your request withdrawn. Prior to the commencement of any exterior changes to the structure or site you must first receive approval from the Town of Bluffton.

The HPC (Historic Preservation Commission) will approve their 2024 meeting dates and associated application deadlines at their meeting December 6. I will forward the calendar to you for reference as it pertains to your request and next steps.

Please do not hesitate to contact me if you have any questions or concerns.

Heather L. Colin, AICP  
Assistant Town Manager

Town of Bluffton  
20 Bridge Street  
Bluffton, SC 29910  
Office (843)706-4592  
Mobile (843)540-6946  
[www.townofbluffton.sc.gov](http://www.townofbluffton.sc.gov)





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## ATTACHMENT 10

Section VII. Item #1.

Larry C. Toomer

*Mayor*

Dan Wood

*Mayor Pro Tempore*

Stephen Steese

*Town Manager*



Fred Hamilton

Bridgette Frazier

Emily Burden

*Council Members*

Marcia Hunter

*Town Clerk*

June 11, 2024

William T. Long Roofing  
P.O. Box 22772  
Hilton Head Island, SC 29925

Re: 94 Calhoun Street (Allen-Lockwood House) SFHD-06-24-1348

Dear Mr. Long:

On June 11, 2024, the Town of Bluffton Growth Management Staff approved the subject application to replace the roof on the property located at 94 Calhoun Street, also known as the Allen-Lockwood House, a Contributing Resource to the Old Town Bluffton Historic District. The proposed exterior work was found to be in conformance with the applicable standards set forth in the Town of Bluffton Unified Development Ordinance (UDO).

All colors, materials, locations, and dimensions present will appear exactly as they exist on the documents submitted to the Town of Bluffton. **No additional improvements have been approved under this permit.** Note this is not a building permit; all building permits must be pulled through the Building Safety division located at 20 Bridge Street.

If you have any comments or questions, please contact me on 843-706-4504.

Sincerely,

Glen Umberger  
Historic Preservationist  
Department of Growth Management

*Theodore D. Washington Municipal Building  
20 Bridge Street P.O. Box 386 Bluffton, South Carolina 29910  
Telephone (843) 706-4500 Fax (843) 757-6720  
[www.townofbluffton.sc.gov](http://www.townofbluffton.sc.gov)*



**From:** [Colin, Heather](#)  
**To:** [Umberger, Glen](#); [Icard, Kevin](#)  
**Subject:** FW: Allen Lockwood House  
**Date:** Thursday, August 1, 2024 12:02:57 PM  
**Attachments:** [image001.png](#)

---

Heather L. Colin, AICP  
Assistant Town Manager

Town of Bluffton  
20 Bridge Street  
Bluffton, SC 29910  
Office (843)706-4592  
Mobile (843)540-6946  
[www.townofbluffton.sc.gov](http://www.townofbluffton.sc.gov)



---

**From:** Steve Thomas <brownlab100@yahoo.com>  
**Sent:** Wednesday, July 31, 2024 7:33 PM  
**To:** Colin, Heather <hcolin@townofbluffton.com>  
**Subject:** Re: Allen Lockwood House

**WARNING!**

This email originated from outside of the Town of Bluffton's email system. DO NOT click any links or open any attachments unless you recognize the sender and know the content is safe.

Heather, the roof permit is the only thing that will be a different material. Rotted wood below deck was replaced but deck and patio will look the same. As well with railings and deck size. Rotted windows are being rebuilt to match current windows. Broken panes and plastic windows that were put in as temporary (before my ownership) will be replaced with old glass to go back to the original setting. As far as foundation work that was done several months ago permits were pulled and work was approved (by inspector). All other work is just replacing rotted wood with new. Wood siding, windows and railings are the same look. Because I'm doing work myself and keeping everything all original historical footprint then I was told that no



change request were required. The reason for my outreach was to ask if we put historical working shutters on the outside as they did across the street because I think it would look good. The question is will that require a meeting. If so I won't add(not in town during week). But let's be clear. Changing the looks of the building is not the goal. Replacing rotted wood, sagging roofs, patios, rotted windows, window pains are all being done to bring this ugly rotting structure back to life. When we spoke last we talked about the roof permit because that was a change in materials and as long as the remaining decking, window and railings replacement was the same look that was fine. FYI, even the steps will be the original look(new wood) unlike the brick steps across the street. If I need to stop all work let me know the property will be beautiful when it's done. Just to be clear we pulled a permit on the foundation and chimneys cause old brick had to be replaced and the footings needed to be replaced cause the building was falling down. Permits were pulled and work approved. Roof permit was pulled cause new metal roof. Other work is just replacing rooted wood and windows which is not a change order. you told me that because we aren't changing looks then HPC meeting is not necessary. That's the only reason I can work on this cause I come in on Saturday to make sure my workers are doing a good job and keeping in step with the historical look. In our conversation a few months ago you told me that HPC was not necessary cause I'm repairing and replacing rotten wood but I'm not changing the look of the building. Thanks, Steve Thomas  
Sent from my iPhone

On Jul 31, 2024, at 2:41 PM, Colin, Heather <[hcolin@townofbluffton.com](mailto:hcolin@townofbluffton.com)> wrote:

Steve –

I hope all is well. My apologies for playing phone tag, so I wanted to follow up with an email as well.

Several weeks ago we discussed the replacement of the roof and repairs to the porch. I had stated that the roof material change and replacement was approved to move forward and subsequently we issued a permit to your contractor for the work. Although I stated repairs, like for like materials and design, were permitted to move forward, it appears that work is beginning on railings, steps, decking and foundation. Please keep in mind that these changes must be approved by HPC, Historic Preservation Commission, through the issuance of a COFA, Certificate of Appropriateness. Building permits are also required for various construction. At this point, I recommend that you continue with the review of your previously submitted COFA, which included all of the anticipated rehabilitation and renovation to the HPC. Based on public notice requirements and scheduled meetings this could be considered at the September 4<sup>th</sup> meeting. I am happy to forward your previous submittal for your review to determine if any modifications are needed. Staff had previously reviewed the request and has determined that



the proposed COFA meets the requirements in the UDO, Unified Development Ordinance. However, staff only has the authority to review and recommend and the HPC has the authority to approve, approve with conditions, or deny.

Further, you had requested a tree removal permit for trees on the property, without additional information on the reasons for approval, including an arborist report, the application is incomplete and cannot be approved at this time. The UDO requires 75% lot tree coverage which must be met on site. Staff will follow up with this application in a separate email to the applicant.

Please let me know if you have any additional questions or would like to schedule a time to discuss.

Heather L. Colin, AICP  
Assistant Town Manager

Town of Bluffton  
20 Bridge Street  
Bluffton, SC 29910  
Office (843)706-4592  
Mobile (843)540-6946  
[www.townofbluffton.sc.gov](http://www.townofbluffton.sc.gov)

<image001.png>

Disclaimer from Town of Bluffton: This email message (including all attachments) is intended only for the person or entity to which it is addressed. It may contain confidential and/or privileged information and material that may be protected by HIPAA, the Electronic Communications Privacy Act, and other federal and state confidentiality laws.

Communications sent to or from the Town of Bluffton are subject to the SC Freedom of Information Act. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon this information by persons or entities other than the intended recipient is strictly prohibited and punishable to the fullest extent of the law. If you are not the intended recipient, please contact the sender by return email and destroy all copies of the original message.



Date: September 9, 2024  
Project: 94 Calhoun Street  
Bluffton, SC

Job No.: 24754-0

Page 1 of 1

As requested, I have visited the above address. The purpose of this visit was to observe the constructed condition of the front porch renovation.

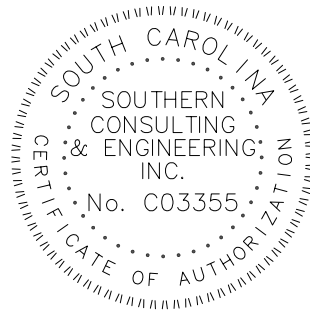
There is a damaged floor joist that has a crack emanating from a knot in in the member. An additional treated 2X12 should be sistered to the joist.

A timber girder has been cut and repaired with treated 2X12's. Where this occurs, the treated 2X12 on each side of the girder should be replaced with a 1.75X11.25" treated Parallam Plus. Attach the Parallam beams with (2) rows of #10 X 5" wood screws at 16" O.C., staggered (8" C-C). Cut back joists as required to hang from new Parallam beams.

If you have any questions or concerns please let me know.



Bill Metts, E.I.T.



Adam Austin, P.E. S.E.

All services are provided in accordance with our standard "Terms of Use". A copy of these "Terms of Use" is available on our website at [scestructure.com](http://scestructure.com) or by hard copy upon request. Southern Consulting provided specific and limited services. Failure to comment on any item related to the construction or an installed item or condition does not constitute approval of the in place item or condition. Responding to inspector requests and specific questions does not imply involvement beyond that specifically addressed in our contract.

**Southern Consulting and Engineering, Inc.**

Charleston • (843)718-2525 Bus. • (843)718-2776 Fax  
2135 NAD Rd. Unit A N. Charleston, SC 29406 [www.scestructure.com](http://www.scestructure.com) • [info@scestructure.com](mailto:info@scestructure.com)



ABBREVIATION LEGEND

T/	– TOP OR TOP OF
FTG	– FOOTING
SF	– STEP FOOTING (LOCATION)
CONC	– CONCRETE
WWM	– WELDED WIRE MESH
CMU	– CONCRETE MASONRY UNIT ( CONCRETE BLOCK)
WCJ	– MASONRY / CONCRETE WALL CONTROL JOINT
STL	– STRUCTURAL STEEL OR STEEL
O.C.	– ON CENTER (SPACING)
PSI	– POUNDS PER SQUARE INCH (STRENGTH)
TYP	– TYPICAL
X	– READ AS 'BY'
CLR	– CLEAR
SQ	– SQUARE
DEG	– DEGREE OR DEGREES
E.W.	– EACH WAY
UNO	– UNLESS NOTED OTHERWISE
TD	– TREATED, PRESSURE TREATED PER AWWA SPECS, GROUND CONTACT WITHIN 1000 YRS FOR WATER, MARINE EXPOSURE.
CONT	– CONTINUOUS
W/	– WITH
W/OUT	– WITH OUT
A. BOLTS	– ANCHOR BOLTS OR BOLT
⊙	– READ AS 'AT'
PL	– PLATE
REINF	– REINFORCING
SHTHG	– SHEATHING, GENERALLY PLYWOOD
DIA	– DIAMETER

GEOTECHNICAL REPORTS: IF A SPECIFIC REPORT IS NOT ADDRESSED HEREIN THE PLANS HAVE BEEN DESIGNED BASED ON ASSUMPTIONS. IT IS THE SOLE RESPONSIBILITY OF THE OWNER TO RETAIN A QUALIFIED GEOTECHNICAL ENGINEER WHO SHALL PERFORM INVESTIGATIONS TO INSURE THAT THE SOIL CONDITIONS ARE AT LEAST THAT WHICH ARE REQUIRED HEREIN.

ANY AND ALL FILL SHALL BE ENGINEERED FILL AND PLACED IN STRICT ADHERENCE WITH THE PROJECT GEOTECHNICAL ENGINEERS REQUIREMENTS. FILL CAN AND WILL INDUCE SETTLEMENTS. PLACING FILL WITHOUT THE DIRECTION OF A GEOTECHNICAL ENGINEER IS PROHIBITED. FILL SHALL BE PLACED IN LIFTS NOT TO EXCEED 8 INCHES, LOOSE MEASURE. EACH LIFT SHALL BE COMPACTED TO WITHIN 95% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY PRIOR TO PROCEEDING WITH THE NEXT LIFT.

ALL SLABS ON GRADE, UNLESS NOTED OR REQUIRED OTHERWISE BY THE PROJECT GEOTECHNICAL ENGINEER, SHALL BE PLACED ON COMPACTED FILL OR SUBGRADE. ALL SLABS SHALL BE PLACED OVER MIN 10 MIL VAPOR BARRIER (VB). VB SHALL BE INSTALLED IN A SMOOTH CONDITION, LAP ENDS NOT LESS THAN 12 INCHES. REPAIR ANY AND ALL PUNCTURES PRIOR TO CONC. PLACEMENT.

THE GENERAL CONTRACTOR SHALL RETAIN THE SERVICES OF A QUALIFIED SURVEYOR WHO SHALL VERIFY ALL SITE AND BUILDING ELEVATIONS. THE GENERAL CONTRACTOR SHALL INSURE THAT THE LOWEST HORIZONTAL STRUCTURAL MEMBER IS ABOVE ANY AND ALL FEDERAL, STATE AND LOCAL REQUIREMENTS FOR CLEARANCE AND FLOOD ZONE RELATED ISSUES.

SEE ARCH'L DRAWINGS FOR ISSUES RELATED TO HYDROSTATIC VENTING, OPEN SIZES AND LOCATIONS. WHERE NOT SHOWN IN ARCH'L DRWGS ALLOW FOR THE MOST STRINGENT AND COSTLY APPROACH IN BASE BID AND AWAIT FURTHER DIRECTION FROM ARCHITECT.

FOR STRUCTURES LOCATED WITHIN A "V" FLOOD ZONE, ALL PERIMETER WALLS SHALL BE OF BREAKAWAY CONSTRUCTION, UNLESS THEY ARE SPECIFICALLY NOTED AS SHEAR WALLS HEREIN.

SHOP DRAWINGS ARE REQUIRED FOR THE FOLLOWING TRADES UNLESS SPECIFICALLY NOTED OTHERWISE. REINFORCING STEEL, STRUCTURAL STEEL, ENGINEERED LUMBER AND TRUSSES. ALL SHOP DRAWINGS SHALL BE REVIEWED AND ALL OUTSTANDING ISSUES RELATED TO COORDINATION AND DIMENSIONS RESOLVED PRIOR TO SUBMITTING TO THE ENGINEER FOR REVIEW. THE GENERAL CONTRACTOR SHALL STAMP ALL SHOP DRAWINGS "APPROVED" PRIOR TO SUBMITTING TO THE ENGINEER FOR REVIEW.

CONTRACTOR SHALL SUBMIT TO ENGINEER A SITE PLAN AND A LOCATION PLAN CLEARLY NOTING WHERE THE SITE IS GEOGRAPHICALLY LOCATED WITH RESPECT TO MEAN LOW WATER AND OTHER OPEN AREAS OR FEATURES THAT MAY IMPACT THE SITE EXPOSURE. ALONG WITH THE ABOVE, SUBMIT DP RATING OF SPECIFIC WINDOWS PROPOSED FOR THE PROJECT FOR REVIEW BY ENGINEER.

COPIES OF ALL WINDOW AND DOOR DP RATING LABELS SHALL BE SUBMITTED TO ENGINEER FOR REVIEW AND APROVAL PRIOR TO INSTALLATION.

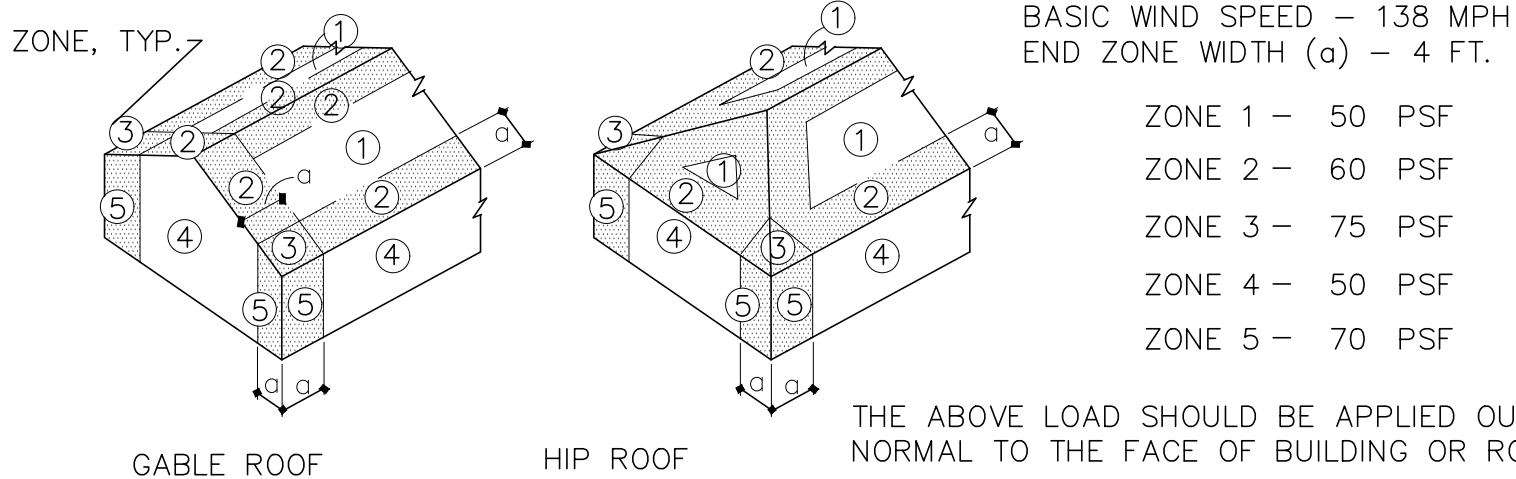
SEE THE ARCHITECTURAL DRAWINGS FOR ANY AND ALL DIMENSIONS AND CONDITIONS NOT NOTED HEREIN. WHERE DIMENSIONAL DIFFERENCES ARE FOUND, THE ARCHITECTURAL DRAWINGS SHALL GOVERN. THE CONTRACTOR SHALL COORDINATE ALL TOP OF BEAM, TOP OF CMU AND TOP OF STEEL ELEVATIONS WITH THE ARCHITECTURAL DRAWNGS.

WATER HEATERS AND MASONRY CHIMNEYS SHALL BE ANCHORED/STRAPPED TO THE MAIN STRUCTURE PER IRC R301.2.2.9 AND R301.2.2.10, RESPECTIVELY

THE GENERAL CONTRACTOR SHALL MAKE NO SUBSTITUTIONS FROM THOSE ITEMS SPECIFIED HEREIN WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE ARCHITECT OR ENGINEER.

WIND LOADING DATA / NOTES

FOR THE BUILDER/OWNERS USE IN SELECTING AND ATTACHING COMPONENT AND CLADDING RELATED ITEMS, THE FOLLOWING WIND LOADING PRESSURES ARE PROVIDED. NOTIFY ENGINEER OF ANY CONDITION OR MATERIAL THAT ARE NOT CLEARLY ADDRESSES HEREIN.



GENERAL NOTES

1. Structural drawings shall be used in conjunction with architectural and mechanical drawings and drawings relating to other trades. Contractor shall be responsible for checking and coordinating dimensions, clearances, etc. with the work of other trades. In case of conflict between drawings, the more stringent requirement shall govern.
2. In case of conflict between drawings, notes and specifications, the specifications shall govern.
3. Work not indicated on a part of the drawings but reasonably implied to be similar to that shown at corresponding places shall be repeated.
4. Review all project documents prior to fabrication and start of construction. Report any discrepancies to the project Architect prior to proceeding with work.
5. It is the contractor's responsibility to protect existing facilities, structures and utility lines from all damage during construction.
6. Coordinate structural and other drawings that are part of the contract documents for anchored, embedded or supported items which may affect the structural drawings.
7. All details and sections on the drawings are intended to be typical and shall be construed to apply to any similar situation elsewhere on the project except where a separate detail is shown.
8. Use of contract drawings reproduces any part in shop drawing shall not relieve the contractor nor subcontractors from their responsibility to accurately layout, coordinate, detail, fabricate and install a complete structure.
9. Review all shop drawings for conformance with the contract documents and for completeness and answer all contractor related questions. Stamp and initial all sheets as Approved prior to submitting shop drawings to Architect for review.

FOUNDATION NOTES

1. Backfill and fill material shall be placed in thin successive layers, 8" loose measurement, and each layer shall be compacted to at least 95% of maximum laboratory density.
2. Backfill material shall consist of sand clay soil as directed and approved by the project geotechnical engineer.
3. Soil to be stripped, compacted and tested in accordance with the recommendations of the soils engineer.
4. Center all footings under their respective columns or walls unless otherwise shown on plans. Maximum misplacement or eccentricity – 2".
5. Horizontal joints in footings will not be permitted.
6. Where vertical construction joints occur in continuous footings, provide a minimum continuous 2" x 4" keyway across joint for each 12" of depth.
7. Notify Architect if soil conditions are uncovered that prevent the required soil bearing pressure from being obtained.
8. Coordinate plumbing and foundation elevations to minimize interference. Where plumbing interferes with footing, step footing down as directed by engineer.
9. Excavating under or near in-place footings/foundations which disturbs the compacted soil beneath the footings/foundations will not be permitted.
10. Reinforcing shall be supported on precast concrete pads or metal chairs.

CONCRETE NOTES

1. Typical 28 day concrete compressive strength (f'c).  
LOCATION: f'c (psi)  
Slab On Grade 3000  
Footings 3000  
NOTE: All concrete shall be normal weight unless noted otherwise.
2. Reinforcing steel: ASTM A 615, grade 60. Minimum lap shall be 40 bar diameters or 24 inches, U.N.O.
3. Welded wire fabric: ASTM A 185 or ASTM A 497. Lap all edges 1'-0" mesh minimum.
4. Concrete cover: Footings 3", slabs 1 1/2" (U.N.O.).
5. All footings shall rest either on undisturbed soil or a manually operated vibratory sled or tamper should be used to densify any soils in the bottom of the footing trenches loosened during the excavation operation.
6. Contractor is responsible for adequately protecting all excavation slopes.
7. No backfilling against foundation walls shall be done until concrete has attained 75% of its 28 day strength. Provide temporary bracing for walls sustaining more than 3'-6" of earth pressure. This bracing to remain until slabs on grade or floor framing supporting the wall have been poured and set.
8. All continuous horizontal reinforcing and vertical wall reinforcing shall be lapped according to lap splice and embedment requirements per ACI 318, latest edition.
9. Reinforcement shall be securely held in place while placing concrete. If required, additional bars and stirrups shall be provided by the contractor to furnish support for bars.
15. For waterproofing details and locations, see architectural drawings.
16. Dowels shall match wall reinforcing.
13. Contractor shall make no deviations from design drawings without written approval of the Project Architect.
19. Structural concrete shall conform to ACI 301 and have the following slumps and aggregate requirements  
Location Slump Max. Aggregate  
Footings 3" 1" ASTM #57  
Slabs 4" 1" ASTM #57  
All course granite shall be crushed granite.
20. All reinforcing steel shall be detailed, fabricated and installed in accordance with ACI 318 and ACI detailing manual, ACI-315 latest edition.
21. Not used.
22. Shop drawings for placement shall be submitted for review prior to rebar fabrication unless approved otherwise by project Architect.
23. No reinforcing bars shall be cut to accommodate the installation of anchors, embeds or other items.
24. Use the structural drawings including revisions and addenda in conjunction with reviewed shop drawings for placement of reinforcing.
25. At changes in direction of concrete walls, beams and strip footings, provide corner bars of same size and quantity (U.N.O.) as horizontal steel. Refer to typical detail.
26. Place concrete per ACI 304. Use internal mechanical vibration for all concrete. Limit maximum free fall drop of concrete to 6'-0" for #57 aggregate and 8'-0" for #8 aggregate. All precautions should be taken to avoid segregation of concrete during placement.
27. Saw cut all slabs not less than 1/4 slab depth. Cut shall be made as soon as possible without dislodging the course aggregate, same day as placement. ACI 302

MASONRY NOTES

1. Masonry construction shall conform to ACI "Building Code Requirements for Masonry Structures" (ACI/ASCE 530) and "Specifications for Masonry Structures" (ACI/ASCE 530.1), except as amended below.
2. Obtain copy of masonry code and specifications for reference at the job site.
4. Use type "S" mortar with minimum compressive strength of 1800 psi.
5. Masonry units shall conform to ASTM C90 with a minimum compressive strength of 1900 psi on net section, to provide net area compressive strength of masonry (F'm) of 1500 psi.
6. Provide filled cells as shown on plans. In addition, provide filled cells adjacent to all openings, at anchorage of connections.
7. Provide full mortar bedding around all filled cells with vertical reinforcing.
8. Reinforcing for filled cells shall conform to ASTM A615, Grade 60. Provide the following lap splices for reinforcing: #4 Bars 24" #5 Bars 30"
9. Reinforce wall with ladder type reinforcement in bed joints at 16" o.c. measured vertically. Lap splice all horizontal wall reinforcing 6". Provide prefabricated "tee" or corner sections at all intersecting walls.
10. Refer to typical wall sections for maximum construction height of masonry walls. Provide clean-out holes at base of filled cell when the concrete pour exceeds 5 feet in height.
11. Concrete for filled cells shall be vibrated during placement using a "pencil" type vibrator.
12. The masonry walls are not designed to withstand temporary construction loads. It is the contractor's responsibility at all times to maintain wall stability during the construction phase of this project.
14. The use of solid load bearing masonry units is prohibited on this project.
15. Masonry wall construction requires expansion/contraction joints. Locate these joints as directed by the project Architect not more than 40 feet on center. Avoid locations near windows and doors or other geometry that would lend to the formation of expansion cracks.
16. All lintels over masonry openings shall be Cast-Crete Lintels. Cast-Crete lintels are available from General Materials, Inc.
17. Provide seismically rated brick ties for all brick veneer in accordance with manf'r install instructions.

STRUCTURAL STEEL NOTES

1. Structural Steel materials shall conform to the following ASTM specification (U.N.O.):  
Angles, plates, misc. steel ASTM A36, Fy=36 ksi  
Tubes ASTM A500, Grade B  
Anchor Bolts ASTM A449
2. Provide temporary bracing or guys to provide lateral support until permanent lateral bracing is installed.
3. The contractor shall coordinate the bottom of base plate elevation with the top of concrete and masonry elevation. In case of conflict, the contractor shall make allowance in his bid for the more stringent requirement.
4. All steel details and connections shall be in accordance with the requirement of the AISC SPECIFICATIONS (Latest Edition), including all supplements and revisions.
5. Shop connections not specifically detailed on the drawings may be welded or bolted. Field connections not specifically detailed on the drawing shall be bolted.
6. Fabrication and erection of structural steel shall conform to the AISC "Manual of Steel Construction," and the AISC "Specification for Structural Steel Buildings," latest Editions.
7. All bolts cast in concrete shall conform to ASTM A-36 or A-307.
8. Beams shall be supported on columns by tab plates welded through the center line of the column unless specifically shown otherwise herein.
9. All beams shall be punched for two rows of bolts for the attachment of wood blocking. Blocking shall be placed along the top flange, along the web and along the bottom flange unless specified otherwise. Bolts shall be two rows at 16" o.c. staggered.

TIMBER FRAMING NOTES

1. All timber construction shall be in accordance with AITC specifications and requirements.
2. All timber framing, unless noted otherwise, shall be not less than #2 SYP or SPF kiln dried with minimum properties of: (Fb=1300 psi, Ft=675 psi, Fc=1200 psi).
3. All engineered timber shall have minimum properties of: (Fb=2800 psi, Ft=2600 psi, Fc=2400 psi).
4. Any and all timbers exposed to the earth, weather or in contact with concrete or masonry components or withing eight (8) inches of exposed grade shall be treated in accordance with AWWA standards.
5. All connectors shall be by the simpson company unless approved otherwise by the project Architect, G90 finishes.
6. All floor/roof bracing, blocking and connections shall be by the truss or Engineered component manufacturer.
7. All multiple ply girders shall be glued and nailed together with three rows of 16d nails at 8" o.c. per row and per layer or ply.
8. Provide a double joist below all parallel walls not shown otherwise. Provide a double joist adjacent to all changes in span to minimize differential settlement.
9. Layout all plumbing line and fixture locations and space joists to avoid cutting of joists. Where a joist must be cut provide an additional joist on each side of the cut joist, as close as possible. If cut joists supports more than standrard floor loadings notify engineer for review.
10. Support all joists and beams on joist and beam hangers. Nailers shall not be permitted without prior authorization from engineer.
11. Provide simpson CS16 X 24" straps across all ridges at 32" o.c. Install to prevent against uplift forces (i.e. across tops of ridges), or collar ties at the same spacing.
12. Solid blocking that matches the depth of the floor joists, shall be installed between joists along all interior and exterior walls. Additional blocking shall be installed between joists at 1/3 points for 2x joist framing.
14. All walls supporting two floors and a roof shall be 2x6's at 16" o.c., 2x4's at 8" o.c. or 3x4's at 12" o.c.
15. The GC shall anticipate and provide furring strips or blocking as may be required to provide a smooth surface for the application of sheetrock. This requirement primarily occurs at, but is not limited to, vaulted ceilings and other such special conditions.
16. The framing and foundations shown herein are based on normal carpet and vinyl floor finishes, normal weight cabinets and counter tops. If heavier materials are used notify engineer and await framing modifications prior to proceeding.
17. Where roof trusses are used, provide uplift connectors with uplift ratings in excess of the uplift reactions listed within the roof truss shop drawings. Contact engineer for specific directions if required.
18. Top plates, drag struts, shall be nailed together with two rows of 16d nails at 12" o.c. staggered.
19. Bottom plate splices shall have attachments on either side. Where the plate is attached to concrete you can provide 1/2" dia exp'n bolt with 12" ea. side of ea. splice, or you may provide two powder driven fasteners within 8" ea. side of ea. splice. Plates attached to timber framing shall have two 16d nails driven into the supporting framing within 6" ea. side of ea. splice.
20. Provide min 3" x 3" x 1/4" square plate washers between TD bottom wall plates and the nut for anchor bolts.
21. Steel beams and columns shall not bear on timber framing. Provide embedded weld plates and steel columns bearing directly on concrete or masonry as necessary for proper support.
22. All timber framing, unless addressed otherwise herein, shall be installed in accordance with the current edition of the Wood Framed Construction Manual.

DESIGN CRITERIA

DESIGN BASED ON THE 2021 IRC (WIND/SEISMIC: ASCE-7/16)

DEAD LOADINGS	
ACTUAL SELF WEIGHT	
DESIGN LOADS & INFORMATION	
BASIC WIND SPEED	138 MPH
WIND EXPOSURE CAT.	EXPOSURE C
SEISMIC DESIGN INFORMATION	ASCE-7
RISK CATEGORY	II
Sds	.39
Sd1	.2
SITE CLASS	D
SEISMIC DESIGN CATEGORY	D
SEISMIC FORCE RESIST. SYSTEM	LT. FRAMEWALL/SHEAR PANELS
DESIGN BASE SHEAR	3,000 LBS
ANALYSIS PROCEDURE	SIMPLE STATIC
FLOOR LL	40 PSF
FLOOR DL	25 PSF
ROOF LL	20 PSF
ROOF DL	20 PSF
DECKS & PORCHES LL	60 PSF
DECKS & PORCHES DL	15 PSF
STAIRS LL	40 PSF
GROUND SNOW LOAD	5 PSF

WHERE REQUIRED, WINDOWS AND DOORS SHALL HAVE A MINIMUM RATING AS NOTED. HOWEVER, THE GEOGRAPHICAL LOCATION OF A GIVEN BUILDING MAY REQUIRE THAT A HIGHER DP RATING BE USED. THE CONTRACTOR SHALL VERIFY WITH THE LOCAL BUILDING OFFICIAL THE REQUIRED DP RATING FOR THE SPECIFIC SITE OF THIS STRUCTURE.

(ASD PRESSURES SHOWN)		138 MPH EXPOSURE C
GLAZING SIZE AREA (SQ FT)	WITHIN 48" CORNERS	INTERIOR ZONES
0 TO 10	+35/-41	+35/-35
11 TO 20	+30/-39	+30/-35
21 TO 50	+30/-35	+30/-30
51 TO 100	+30/-35	+30/-30

THE ABOVE WIND PRESSURES HAVE BEEN REDUCED BY 0.6W. TO CONVERT TO STRENGTH LEVEL, DIVIDE BY 0.6

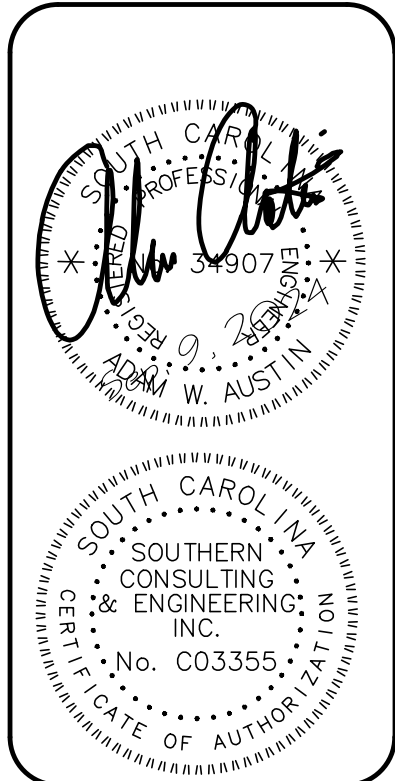
WHERE WIND BORN DEBRI PROTECTION IS REQUIRED, PROVIDE REMOVABLE IMPACT PANELS. THESE PANELS MAY BE COMMERCIALY MANUFACTURED PANELS INTENDED FOR THIS SPECIFIC PURPOSE OR CONSTRUCTED FROM 7/16" OSB PLYWOOD.

REV. BY	DATE

THE USE OF THESE DRAWINGS IS NOT WITHOUT LIMITATION. THESE DRAWINGS ARE PROVIDED IN ACCORDANCE WITH OUR STANDARD "TERMS OF USE." A COPY OF THESE "TERMS OF USE" IS AVAILABLE ON OUR WEBSITE AT WWW.SCE-ENGINEERING.COM. USE OF THESE DRAWINGS SHALL CONSTITUTE ACCEPTANCE OF THESE TERMS BY THE CLIENT, PROJECT ARCHITECT, PROJECT OWNER, CONTRACTOR OR ANY OTHER PARTY WHO MAY HAVE AN INTEREST IN OR THE NEED TO USE THESE DRAWINGS.

THESE DRAWINGS MAY NOT BE SOLD OR TRANSFERED IN OWNERSHIP OR USAGE WITHOUT WRITTEN AUTHORIZATION FROM SOUTHERN CONSULTING AND ENGINEERING, INC.

**Southern Consulting & Engineering, Inc.**  
**Structural Engineering**  
**2135 N.A.D. Road**  
**North Charleston, SC**  
**Bus (843) 718-2525**  
**Fax (843) 718-2776**  
**www.SCEstructure.com**



94 Calhoun Street  
Bluffton, SC

DATE	September 9, 2024
SCALE	
SEE PLAN	
JOB NO.	24754-O
SHEET	
S100	

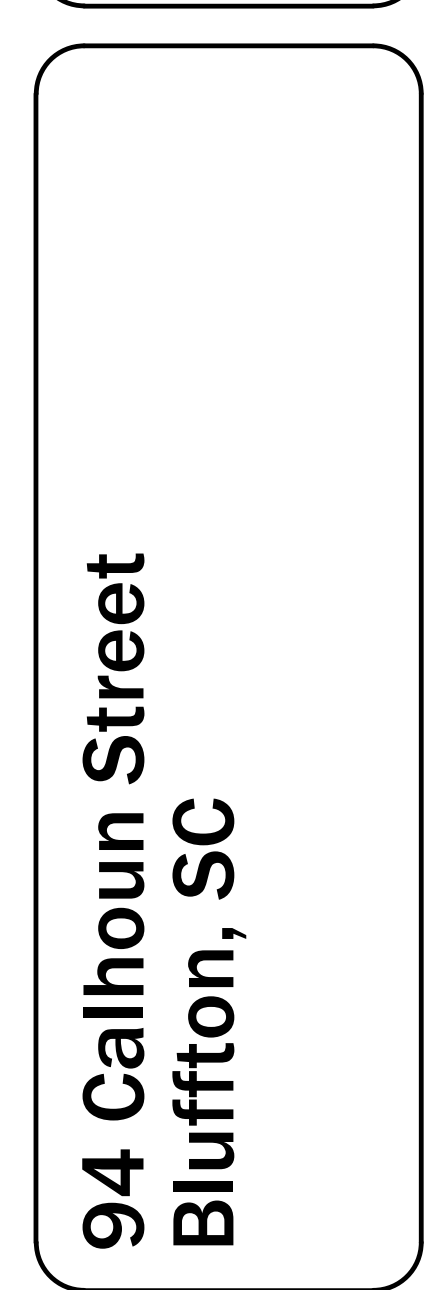


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**Southern Consulting  
& Engineering, Inc.**

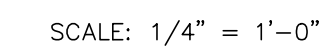
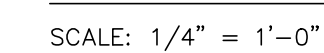
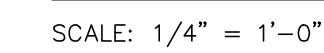


**SCE**  
SOUTHERN CONSULTING  
AND ENGINEERING, INC.



DATE
September 9, 2024
SCALE
SEE PLAN
JOB NO.
24754-0
SHEET

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SEE ARCH'L DRAWINGS FOR DIMENSIONS AND CONDITIONS NOT SHOWN HEREIN.







key





ATTACHMENT 13  
Windows

Section VII. Item #1.

- 1 Hinged
- 2 Hinged
- 3 Hinged
- 4 Hinged
- 5 Sashed
- 6 Sashed
- 7 Hinged
- 8 Sashed
- 9 Sashed
- 10 Hinged (Restored)
- 11 Hinged
- 12 Sashed ?? (Restored)
- 13 Hinged (Restored)
- 14 Sashed (Restored)
- 15 Sashed (Restored)
- 16 Hinged (Restored)
- 17 Sashed
- 18 Sashed



















Rear















## MEMORANDUM

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TO: Historic Preservation Commissioners

FROM: Town of Bluffton Growth Management Staff

RE: Site Feature Permits from January 18, 2025 to February 17, 2025

DATE: March 1, 2025

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**SUMMARY:** Town Staff will be updating the Historic Preservation Commission (HPC) monthly on all site feature permits that have been applied for, approved, denied, withdrawn, put on hold, or issued. These permits are reviewed at Staff level.

Address	Description of Application	Staff	Status
5778 Yaupon Rd	Residential Fence	Angie Castrillon	Approved
1268 May River Rd	Realty One Group Sign	Angie Castrillon	Approved
49 Boundary St	Collins Realty Group Sign	Angie Castrillon	Approved
9 Promenade St Unit 1203	Grand Living Homes & Better Home & Gardens Real Estate Sign	Angie Castrillon	On Hold
3 Lawton St Unit B	Replacement of Front and Side Door	Angie Castrillon	Approved
1271 May River Rd	Texaco Sign	Angie Castrillon	Revision Required
20 Stone St	Residential Fence Replacement	Angie Castrillon	Approved
1268 May River Rd	Juicebox Natural Wine & Craft Beer Sign	Angie Castrillon	Approved
181 Bluffton Rd Unit A	Commercial Reroof	Angie Castrillon	Approved