



AGENDA  
SOUTHERN CORRIDOR REVIEW BOARD  
Wednesday, September 4, 2013  
3:00 P.M.  
Bluffton Library Large Meeting Room  
120 Palmetto Way, Bluffton, SC 29910

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1. CALL TO ORDER – 3:00 P.M.
2. PUBLIC COMMENT
3. REVIEW OF MEETING MINUTES
  - A. August 21, 2013 ([backup](#))
4. NEW BUSINESS: None
5. OLD BUSINESS:
  - A. Final Review of Edward Jones at the Old Barrel Landing School House (2066 Okatie Highway) ([backup](#))
- B. OTHER BUSINESS
  - A. Next Meeting: Wednesday, September 18, 2013, at 3:00 p.m. at the Bluffton Library Large Meeting Room, 120 Palmetto Way, Bluffton, SC 29910
- C. ADJOURNMENT



SOUTHERN BEAUFORT COUNTY  
CORRIDOR REVIEW BOARD (CRB) MINUTES  
August 21, 2013, Bluffton Library  
120 Palmetto Way, Bluffton, SC 29910

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**Members Present:** Joe Hall, Daniel Ogden, Ed Pinckney, Pearce Scott

**Members Absent:** James Atkins

**Staff Present:** Ian Hill, Beaufort County Historic Preservationist

**Guests:** Andy Harper, Court Atkins Architects; William Court, Court Atkins Architects

1. CALL TO ORDER – 3:00 P.M.
2. PUBLIC COMMENT: None
3. MINUTES: Mr. Pinckney motioned to approve the minutes of the August 7, 2013 Southern Corridor Review Board Meeting. Mr. Scott seconded. Motion carried with Dan Ogden abstaining.
4. NEW BUSINESS: There was no new business
5. OLD BUSINESS:
  - A. **Edward Jones at the Old Barrel Landing School Building:** Mr. Hill gave the project background. He said that at the August 7 CRB meeting, the Board expressed concern that the design that was submitted compromised the historic integrity of the school building. He said that the Board suggested providing a narrow connector between the building and addition, and matching the roof type and pitch of the original building. The Board requested that the applicant rework the design of the building and resubmit for review. He said that staff's position was that the revised design approach addressed the comments made by the Board at the August 7 meeting. He reminded the Board that this was conceptual review.

William Court of Court Atkins Architects presented for the applicant. He said that in the packet, there were a number of different elevation approaches. He said that since the drawings were submitted, they dropped the height of the addition down 24 inches. He said that they will provide more detailing for the connector which will have a lower roof than the existing building and the addition. He said that the addition would have board and batten siding and be painted a different color than the schoolhouse. He said that the windows on the addition would not match the muntin patterns of the schoolhouse.

Mr. Ogden asked why the architect chose board and batten for the addition. Mr. Court said that the addition would read as a different structure than the schoolhouse and that they didn't want to try to match the addition identically to the existing structure. Mr. Ogden said that he would rather see the texture of the original building matched knowing

that the form and height might not match exactly. Mr. Ogden also commented that the schoolhouse had exposed rafter ends, but the addition had fascias. Mr. Court said that difference could be addressed.

Mr. Pinckney said he felt the existing structure should take precedence over the addition. He said having vertical siding on the addition was awkward and would prefer a contrasting texture and material such as brick or stucco. He said that if wood siding is used, it should match the schoolhouse.

Mr. Scott said he liked the board and batten and that it reflected the way additions have traditionally been addressed with different materials reflecting the time the addition was constructed. He suggested a different color like green would help contrast the addition and help it fade into the background. He also supported lowering the addition by 24 inches. Mr. Pinckney agreed with the color suggestion if there were enough contrast.

Mr. Hall agreed with lowering the height of the addition. He suggested that the applicant prepare a perspective drawing that would better illustrate the impact of the addition to the schoolhouse.

Mr. Court said that the existing site had mature tree growth and much of the parking was also in place. He asked the Board how much additional landscaping they felt was necessary for this project. Mr. Pinckney said the landscaping should be minimal and low around the foundation of the building and along the ramp and walkways. He also suggested an understory tree such as a redbud, dogwood, or crape myrtle to help soften the addition. Mr. Hall commented that if additional walkways or paths are added, they should have historic materials such as brick and crushed granite.

Mr. Hill commented that from a preservation standpoint it would be better not to provide louvers under the schoolhouse building to match the addition.

Mr. Hall reminded the applicant that this was a conceptual review and that there would be no motion.

6. OTHER BUSINESS: Mr. Hall informed the Board that the next scheduled meeting was Wednesday, September 4 at the Bluffton Library.
7. ADJOURNMENT: The meeting was adjourned at 3:23 pm.

## **Edward Jones at the Old Barrel Landing School House**

<b>Type of Submission:</b>	<b>Final</b>
<b>Project Architect:</b>	James Atkins, Court Atkins Architects, Inc.
<b>Project Engineer:</b>	Tony Austin
<b>Type of Project:</b>	Commercial Office
<b>Location:</b>	2066 Okatie Highway (SC 170). The project is located on the west side SC 170 just south of McGarvey's Corner between the entrances of Sun City and the medical office complex.
<b>Zoning Designation:</b>	Commercial Regional

**Project Information:** The project consists of the adaptive reuse of a 592 square foot historic school building. The structure was built in the early 1900's and served as a one room school house until 1919 and then became a community center. The applicant is proposing to build a 714 square foot addition and open up a financial services office. The applicant plans to use the existing gravel parking area and paved handicapped parking to serve the new use. The building is neither listed nor eligible for the National Historic Register but is included in the 1997 Beaufort County Historic Sites Survey.

At the August 21, 2013 Southern Corridor Review Board meeting, the Board took no action but provided the following comments:

- The addition should be lowered 24 inches from what was submitted as suggested by the applicant.
- If board and batten siding is to be used, the addition should be a contrasting color from the schoolhouse.
- The final submittal should include a perspective drawing that would better illustrate the impact of the addition to the schoolhouse.
- Additional landscaping should be minimal and low around the foundation of the building and along the ramp and walkways. An understory tree such as a redbud, dogwood, or crape myrtle to help soften the addition.
- Any additional walkways or paths should have historic materials such as brick and crushed granite.
- From a preservation standpoint it would be better not to provide louvers under the schoolhouse building to match the addition.

### **Staff Comment:**

Staff recommends approval.