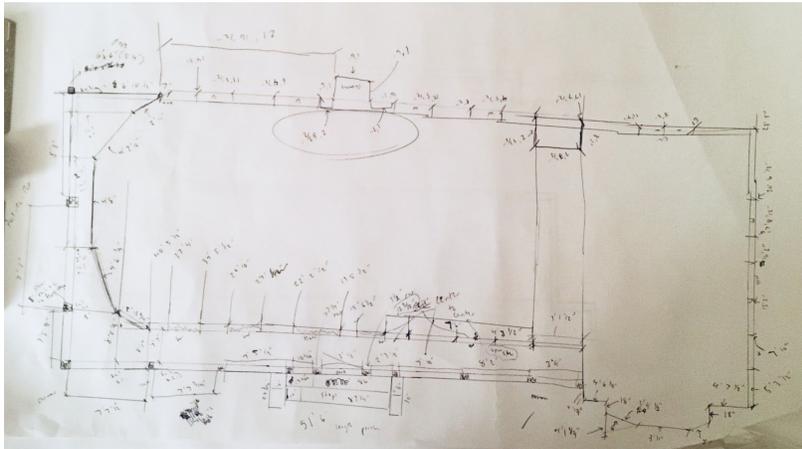




## **2.1 Architectural Significance and Construction History**

The Squire-Pope Carriage House is one of the original 15 structures that survived the Burning of Bluffton. The Carriage House was built in 1850 and the smaller structure was joined to the Carriage House in 1865.

## **2.2 Existing Sketch Plan**



## **2.3 Proposed Use(s)**

The three students were each asked to develop the site to include a recreational park along with their own use, which includes: an educational center, an inn, and a catering rental space.

## **3.0 Structure Condition Assessment**

NOTE- The building was not entirely accessible during the survey. Observations are based upon limited visual evaluation without demolition.

### **3.1 Site**

#### **3.1a Associated Landscape Features**

According to the survey done by the Surveying Consultants on 04/12/2017 there are 65 combined trees, shrubs, and other vegetation composed of 10 different species, including: Cedar, Cherry, Chestnut, Dogwood, Hackberry, Laurel Oak, Live Oak, Magnolia, Palmetto, and Red Bud. There is a wood and wire fence wrapping the property's perimeter and concrete walkway connecting Calhoun Street to the front porch. There are no sidewalks along the street.

Recommend fence be removed, sidewalks installed at street edges, and remaining vegetation be preserved.

#### **3.1b Parking**

There is an existing concrete driveway in the north-east corner of the lot. There are no designated parking spaces along the streets.

Recommend perpendicular parking spaces be constructed along Calhoun Street.

### **3.1c Archaeology**

There is an underground propane tank in the north-west corner of the lot. There are no visible foundation remains of the main house that once sat on the lot. There is presumed to be remnants underneath the topsoil of the main house.

Ground-penetrating radar is recommended to locate the main house foundation and propane tank should be removed. Due to the history of the site there is a high likelihood of finding artifacts if the soil is disturbed. *Reference section 4.1 for propane tank*

## **3.2 Foundations**

### **3.2a Foundation System**

There is no existing visible foundation underneath the carriage house. The porch columns of the carriage house are supported by dry-stack bricks. The porch floor appears to slope dramatically away from the building. Wood posts at corner of house appear to be sitting on soil.

Recommend the house is lifted and new brick pier foundations be constructed.

### **3.2b Perimeter Foundation Drainage**

There are no drainage gutters visible. This is a flat lot and there appears to be no visible drainage problems. There is an indentation where the two structures meet where drainage could be a problem.

Recommend gutters be installed and the site be re-graded at the time of foundation construction.

## **3.3 Building Structural System**

### **3.3a General Structural System Description**

The existing structure system is made of wood posts and beams. Corner posts and sill plates have been directly exposed to soil, other structural systems appear to be rotting from the exterior and have termite damage, and the ridge board at roof appears to be sagging.

Further inspection is required and recommended structure be completely exposed during building rehabilitation.

### **3.3b Floor and Ceiling Systems**

The floor and ceiling systems appear to be conventional framing for its time. Due to the direction on finished floor boards, floor joists may change direction on the west-side of the building, which may indicate past damage, building additions, or simply an overlaid floor.

### **3.3c Roof Framing System**

Ridge beam appears to be sagging. The roof framing becomes unconventional near additions.

Framing assessment is recommended during building rehabilitation.

### **3.4 Building Envelope-Exterior Walls**

#### ***3.4a Exterior Wall Construction***

Exterior wall construction is painted wood clapboard. Deteriorated where water is present. Substrate is not visible at this time.

#### ***3.4b Exterior Finishes***

The exterior is wood siding. The siding is in fair condition. There are few splits in some of the pieces. It is recommended that they be cleaned and be repainted. There are holes in the siding where pipes have been inserted through. Some holes are caused naturally from time. The connection between the main house and assumed kitchen building is in poor condition. It seems from the houses settling that the boards shifted from their original positioning. The bottom siding pieces are in poor condition. They are falling off. *Reference section 4.1 for lead paint*

Recommend being replaced. Trim and corner boards recommend repainting

#### ***3.4c Exterior Masonry***

There are four chimneys on the structure, one is visible from the outside. There is a small brick fireplace in the rear of the house. It is the most recent, although abandoned because it provides ventilation of the stove pipe. The stack has separated from the house itself. The porch steps are made of brick

Recommend either to be removed and rebuilt and/or reattached to the house. Recommend brick stairs be fixed for public use.

#### ***3.4d Exterior Appendages***

There is a screened-in porch on the North side of the main building. The porch may or may not be original to the building. On the second story the bump-outs are not original to the building. There is lattice on the porch. The floor of the porch is sloping away from the building.

Recommend that the screens should be replaced or taken off. The porch railings are needing painting. Recommend that it be leveled with by repairing the foundation. Depending on the proposed use the porch may require restoration to remove bump-outs.

### **3.5 Building Envelope-Roofing and Waterproofing**

#### ***3.5a Roofing Systems***

The main house and assumed kitchen building both have steep sloping roofs. The main building has green asphalt shingle. Damage to the roof is undetermined. There appears to be multiple

layers of roofing in some areas of the main building, where the connection of the two buildings come together. The kitchen building metal roof. The metal roof is rusted. Other damage is undetermined.

Recommend all roofing being replaced with a metal roof.

### **3.5b Sheet Metal Flashing**

Flashing on the roof is undetermined due to not being able to get roof access. Flashing problems likely due to evidence of water damage to the interior.

### **3.5c Drainage System, Gutters, Downspouts**

There does not appear to be a drainage system attached to the buildings.

Recommend that gutters, downspouts, and drainage system be added.

## **3.6 Windows and Doors**

### **3.6a Doors**

There are 3 doors that exit the building. There is a green front door on the North side of the building. There is green door on the smaller connected building. There is a door on the East side of the connected building. There is a screen door that leads on to the porch. *Reference section 4.1 for lead paint*

Recommend doors be rehabilitated and reinstalled.

### **3.6b Windows**

The windows are rectangular and single/double hung. The windows are 6/6. The material is wood. Second-floor windows on the South bump-out are mid-century, aluminum Jalousie. They are rectangular and have four horizontal panes. They do not appear to be broken. *Reference section 4.1 for lead paint*

Recommend minor repairs to make windows work. Recommend painting and cleaning.

### **3.6c Hardware**

Hardware assessment N/A

### **3.6d Trim**

All building trim is painted white. Does not appear to have much damage. *Reference section 4.1 for lead paint*

Recommend repainting.

### **3.6e Finishes**

All the windows appear to have had green wood shutters attached to them. Some are missing or broken off. *Reference section 4.1 for lead paint*

Recommend that shutters be replaced and repainted with like style shutters.

### **3.7 Interior Finishes**

#### **A. Wall finishes**

The main house features a vertical wood beadboard wainscot throughout with moth spaces also featuring vertical beadboard above the wainscot as well. In the kitchen, horizontal planks have been installed at an angle near the ceiling. Mostly discolored and deteriorating, the finishes are not in prime condition but do not show any serious structural flaws. In between the points where a connector joins the carriage house forming a small bridge and/or cubby hole, there is a space where exterior siding of the house is exposed, which seems to be in the roughest shape compared to the rest of the wooden board patterns throughout the main house. The kitchen does not feature a wainscot. In many places there is peeling paint and slight signs of mold and decay. The only change in the is in the second-floor bedroom, which is a more typical plaster and lathe wall with cracks and water damage, especially above the windows which appear to have been added or modified at some point (*reference section 4.1 for lead paint*).

Recommend removal of wood finishes as needed per new proposed use. Retain wood wainscot. Recommend plaster rather than gypsum board finish for historic integrity.

#### **3.7b Ceiling finish materials**

Like the walls, most of the ceiling finishes are also beadboard, painted white. There are a few structural issues where small holes show between the second-story and the first, especially prevalent near the stairs. In the kitchen area, most of the paint has peeled off the wood and hangs in open strips. There are points of structural integrity that are lacking within the property, as cracks in the ceiling and deterioration suggests instability (*reference section 4.1 for lead paint*).

Recommend removal and construct plaster ceilings.

#### **3.7c Floor finish materials**

Throughout the interior, the floor is constructed of wood planks, worn and warped from humidity. There are apparent patches of damage, likely termites and deterioration. In the screened-in porch, there are severe structural issues in the wood floor boards; there are areas so rotted that if weight is placed on them, they may give way and crumble.

Immediate treatment should take place on the porch as it is currently not able to structurally support a person in some areas.

#### **3.7d Interior Trim and Built-Ins**

The interior trim of the building is comprised of a few decorative mantels, and a series of built-in shelves. All interior trim and built-in fixtures are wood. The cupboards and shelving are presumed to have been added in more recent years to accommodate limited storage, and are

most likely not original. The mantels are decorative containing carvings and scrollwork, but today have peeling paint and discoloration (*reference section 3.6d for exterior trim*).

Recommend removal of shelving per proposal and repainting mantels.

### **3.8 Mechanical Systems**

#### ***3.8a Heating/ Air Conditioning***

Heating and air conditioning units on the property are outdated and appear unsafe. The heating exists as units throughout the property that connect to the walls, or to the fireplaces, radiating heat in a central manner. The fireplaces in these spaces have been blocked off and the heating is ventilated through the old chimney flue that connect to the units downstairs. The air conditioning system in the house consists of window units upstairs and downstairs.

Based on appearance and age of both systems, they likely are nonfunctional, and should be replaced with a central energy efficient system.

#### ***3.8b Ventilation***

Assessment of window operation could not be made at this time. An exhaust vent is in the kitchen.

Make windows fully operable, and update kitchen exhaust per proposed use.

#### ***3.8c Water Service, Plumbing and Sewer Utilities***

Water service in the property consists of a kitchen sink, two bathrooms, both with bathroom sinks, and one bath and a single shower. All these fixtures are long outdated, with the shower upstairs simply emptying out onto a floor where it drains. There are two toilets on the property, which both connect presumably to a septic tank. The bathtub is cracked and discolored. The plumbing infrastructure is located on the exterior of the house with all pipes visible.

Remove all plumbing and replace as needed per proposed use. Remove septic tank and connect system to municipal sewer.

#### ***3.8d Fire Suppression- Sprinklers***

There are currently no fire suppressant sprinklers in the house.

Update fire suppression system per code for new use.

### **3.9 Electrical Systems**

#### ***3.9a Electrical Service and Panels***

The electrical service is not currently operable, it is a safe assumption that it is not up to code.

Recommend all new system upon building reuse.

### **3.9 b. Electrical Distribution System**

The electrical service is not currently operable, it is a safe assumption that it is not up to code.

Recommend all new system upon building reuse.

### **3.9b Lighting**

There is no original lighting in the building.

Remove all existing lights and fans. Replace with new per proposed use.

### **3.9d Fire Detection**

There is no fire detection system.

Install per code upon reuse.

### **3.9e Security Alarm System**

This is a small town; the police will be there the minute you step foot on the property.

Recommend retain current security system.

## **4.0 Analysis and Compliance**

### **4.1 Hazardous Materials**

There is an underground propane tank located in the North-West corner of the lot.

### **4.3 Zoning Code Compliance**

According to the Town of Bluffton Unified Development Ordinance, a form-based code, the lot is in the Neighborhood Conservation Historic District (NCV-HD).

**Purpose and Intent.** The NCV-HD district is primarily single-family residential character within the Old Town Bluffton Historic District. Although the NCV-HD district is mainly a residential zone, it provides a limited mix of uses, such as civic buildings. The NCV-HD district serves to promote and protect the neighborhood character of Old Town.

**Applicability.** The boundaries of NCV-HD district is illustrated on the Official Zoning Map.

**Allowed Uses.** Uses permitted in the NCV-HD district and conditions and standards for those permitted uses are provided in Section 4.3.

**Density.** Density shall be based upon the designated building types designated in the design standards in Section 5.15.5.D.

**Lot Standards.** All lots shall be subject to the design standards in Section 5.15.5.D.

**Building Standards.** All buildings shall be subject to the design standards in Section 5.15.5.D.

**Open Space Standards.** All sites shall be subject to the open space standards in Section 5.6.

**Use By District.** Permitted uses include: Single-family Detached, Agricultural Use and Structures, Retail Businesses, Personal Service Establishments, Bed and Breakfasts (maximum of 6 guest rooms), Home Occupation Offices, Professional Offices, Family Day Care Homes (6 children or less), Government Buildings, Parks, Museums, Religious Assembly, Schools, Utilities, and Artisan Workshops. Conditional uses include: Accessory Dwelling Units, Outdoor Sales, Inns (maximum of 12 guest rooms). Uses should also follow conditional use standards in Section 4.4, Special Exception Use Standards in Section 4.5., and Design Standards in Section 5.

#### **4.4 Building Code Compliance**

##### **Exits**

There are three exits that lead outside the building. One on the North side, one on the West side and another on the East. There is only one exit coming out of the original carriage house. There are two exits that are coming from the attached building.

Recommend exits be widening to proper size.

##### **Stairs**

There are two sets of stairs located in the buildings. There is a staircase in the middle of the main house leading to the second floor. Condition of the stairs are unknown because interior access was not allowed. There is a staircase in the kitchen building leading to the attic space. Condition of the stairs are unknown because interior access was not allowed.

##### **Window Size**

Window size was not measured to create an evaluation.

##### **Public Safety**

As the condition stands the buildings are not safe for public use. In the main building there are objects that are in the way for people to efficiently exit the building in case of an emergency. Flooring is uneven causing people to trip. In the kitchen building, the ceiling has peeling lead-based paint, not safe for the public access.

Recommend that the building be cleaned out. Recommend that the lead paint be removed or covered.

#### **4.5 Accessibility Compliance**

Like most historic buildings, the Squire Pope Carriage House is not universally accessible.

Install a ramp to the porch for access to the main house and to the kitchen. Install an elevator if regular access to the second floor is required by the public. At least one bathroom must be universally accessible with doors enlarged for wheelchairs. Any adaptive reuse shall meet all ADA requirements. Recommend designated ADA parking spaces.

### **5.0 Preservation Plan**

Make the historic structure safe for public use. Make minimal changes to maintain historic integrity.

### **6.0 Photographs and Illustrations**



***3.1a Associated Landscape Features: Wood Fence***



***3.1a Associated Landscape Features: Wire Fence***



***3.1b Parking: Concrete Driveway***



***3.2a Foundation System: Wood Posts Sitting Directly on Soil***



***3.2a Foundation System: Dry-Stack Bricks Beneath House***



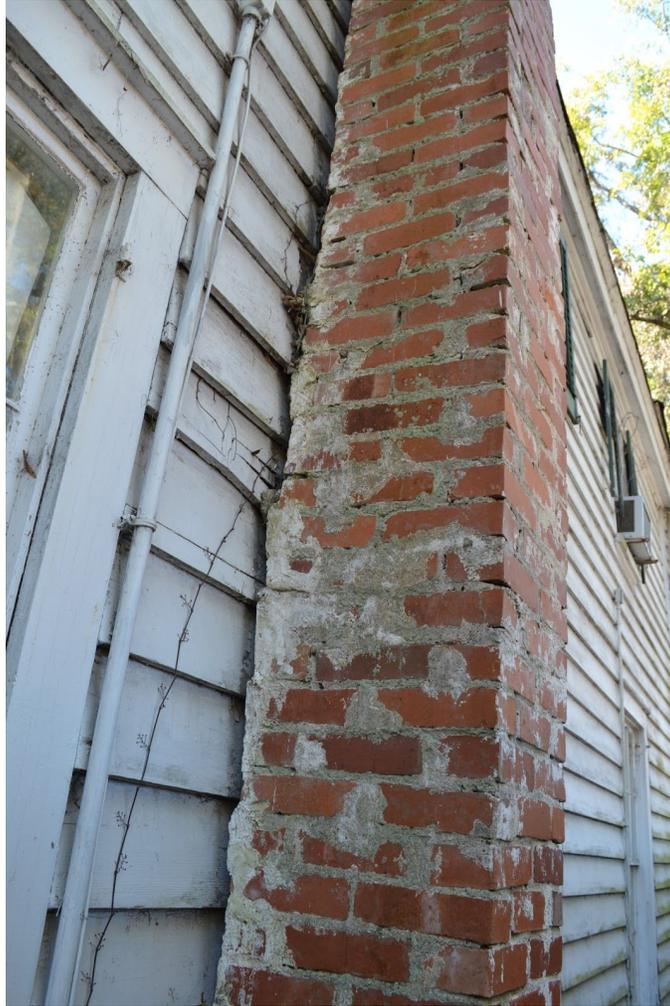
***3.2b Perimeter Foundation Drainage: Drainage Problem Where Both Structures Meet***



***3.4a Exterior Wall Construction: Siding***



***3.4a Exterior Wall Construction: Siding***



***3.4c Exterior Masonry: Exterior Fireplace***



***3.4d Exterior Appendages: Porch***



***3.5a Roofing Systems: Main Building Roof***



***3.5a Roofing Systems: Secondary Building Roof***



***3.5c Drainage System, Gutters, Downspouts: No sign of gutters***



***3.6a Doors: Front Door***



***3.6b Windows: Rear Window***



***3.6e Finishes***



***3.7a Interior Finishes: Wall Finishes***



***3.7a Interior Finishes: Wall Finishes***



***3.7b Interior Finishes: Ceiling Finishes***



***3.7c Interior Finishes: Floor Finishes***



***3.7c Interior Finishes: Floor Finishes***



***3.7c Interior Finishes: Floor Finishes***



***3.7d Interior Finishes: Interior Trim and Built-Ins***



***3.7d Interior Finishes : Interior Trim and Built-Ins***



***3.7d Interior Finishes: Interior Trim and Built-Ins***



***3.7d Interior Finishes: Interior Trim and Built-Ins***



***3.8a Mechanical Systems: Heating and Air Conditioning***



***3.8a Mechanical Systems: Heating and Air Conditioning***



***3.8b Mechanical Systems: Water Service, Plumbing, and Sewer Utilities***



***3.8b Mechanical Systems: Water Service, Plumbing, and Sewer Utilities***

## **7.0 Bibliography**

- BOUNDARY, ASBUILT, TREE, AND TOPOGRAPHIC SURVEY of the SQUIRE POPE CARRIAGE HOUSE, Surveying Consultants Inc., 04/12/2017
- Town of Bluffton Unified Development Ordinance, Amended May 10th, 2016, [www.townofbluffton.sc.gov](http://www.townofbluffton.sc.gov)
- 2018 International Building Code, International Code Council, [codes.iccsafe.org](http://codes.iccsafe.org)