

HISTORIC PRESERVATION COMMISSION



STAFF REPORT

Department of Growth Management

MEETING DATE:	July 2, 2025
PROJECT:	COFA-04-25-019719 5 Lawton Street Demolition of a Shed (Non-Contributing Structure)
APPLICANT:	Ansley H. Manuel, Architect (Manuel Studio)
OWNER:	James W. Jeffcoat Revocable Trust
PROJECT MANAGER:	Charlotte Moore, AICP

APPLICATION REQUEST: The Applicant, Ansley H. Manuel, on behalf of James W. Jeffcoat Revocable Trust, Owner, requests that the Historic Preservation Commission approve the following application:

A Certificate of Appropriateness-HD (Demolition) to allow the demolition of a non-contributing storage shed located at 5 Lawton Street in Old Town Bluffton Historic District and zoned Neighborhood Center-HD.

INTRODUCTION: The 1-story concrete block and wood frame shed is in the rear yard of the Eggs'n'tricities business and is approximately 400 square feet. As mentioned in the narrative provided by the Applicant (Attachment 3), the building was constructed around 1950 and is not listed as a contributing resource to the Old Town Bluffton Historic District. Removal of the shed will allow the owner to construct a new carriage house which will be used for commercial purposes. An amended Development Plan (DPA-11-24-019439) was approved in May of this year for the carriage house and related parking area.

REVIEW CRITERIA & ANALYSIS: Town Staff and the Historic Preservation Commission are required to consider the criteria set forth in Section 3.18.5.A. of the UDO in assessing an application for a Certificate of Appropriateness – Historic District (HD) for demolition of non-contributing structures. The applicable criteria are provided below followed by a Staff Finding(s) based upon review of the application submittals to date.

1. Section 3.18.5.A. The Historic Preservation Commission shall consider the following in its consideration of an application for a Certificate of Appropriateness-HD for the demolition of a non-contributing structure, either in whole or in part:
 - a. The construction date, history of ownership, development, use(s), and the reason for the demolition request;

Finding. The shed is not presently listed as a Contributing Resource to the Old Town Bluffton Historic District nor does it possess the attributes to designate it as a

contributing resource, other than being an approximately 75 year old structure, which appears to have been modified over the years.

- b. Compliance with all applicable requirements in the Applications Manual.

Finding. Compliance with the Applications Manual has been demonstrated.

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 find that sufficient information has been provided to document the structure and that it does not possess attributes to consider a contributing resource designation and, therefore, recommends Approval of the requested demolition.

HISTORIC PRESERVATION COMMISSION ACTIONS:

As described in UDO Section 5.15.1, Old Town Bluffton Historic District Intent, the regulatory requirements, design guidelines and materials are not intended to “discourage creativity or force the replication of historic models” but to set forth a framework in which the diversity that has always characterized Bluffton can continue to grow. It is the charge of the HPC to assess the interpretation of these guidelines as they pertain to applications using the established review criteria.

As granted by the powers and duties set forth in Section 2.2.6.E.4. of the UDO, 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 and Zoning Map
2. Application
3. Narrative
4. Photos
5. Survey
6. HPRC Comments 04.14.2025