

HISTORIC PRESERVATION COMMISSION



STAFF REPORT

Department of Growth Management

MEETING DATE:	December 6, 2023
PROJECT:	Chef B's Eatz and Bakery - Revised – New Construction: Restaurant Use
APPLICANT:	Pearce Scott Architects
PROJECT MANAGER:	Katie Peterson, AICP, Senior Planner

APPLICATION REQUEST: The Applicant, Pearce Scott Architects, on behalf of the owner, Billy Watterson, requests that the Historic Preservation Commission approve the following application:

1. **COFA-09-23-018501.** A Certificate of Appropriateness to allow the construction of a new 3,517 SF 2-story restaurant building and a 1,200 SF restaurant Carriage House structure identified as Buildings 1 and 2 in the Ma Daisy's Porch Development Plan, on the parcel currently addressed as 1255 May River Road, in the Old Town Bluffton Historic District and zoned Neighborhood General – HD.

INTRODUCTION: The Applicant is proposing the construction of a commercial structure (restaurant use) building within the Old Town Bluffton Historic District. The proposed building, of approximately 3,517 SF, is reviewed as an Additional Building Type in accordance with the Neighborhood General-HD zoning district. In addition to the primary structure, the Applicant is proposing a Carriage House structure of approximately 1,200 SF, which will function as a bakery (restaurant use) and meets the design standards for a Carriage House Building Type, and a Garden Structure of 120 SF.

The two-story primary structure is a forward-facing gable roof. It features a one-story shed roofed porch which wraps the front and left elevation. There are six dormers on the left elevation and a porch under a balcony containing service items on the rear elevation. The Right elevation has a service yard, exterior stair access to the second story, and kitchen hoods on the roof towards the rear of the structure. It features Hardie board and batten walls, standing seam metal roofs on the porches and asphalt shingles on the primary mass. The Carriage House, which has a forward-facing gable roof with shed dormers on either side, features the same materials as the primary structure, a shed roofed porch on the left elevation, an exterior stair between the two buildings, and a kitchen hood on the right side of the roof towards the rear of the structure. The

Garden Structure proposes a gable roof, corrugated metal siding to match the service yard area and asphalt shingles.

This project was presented to the Historic Preservation Review Committee for conceptual review at the October 9, 2023 meeting and comments were provided to the Applicant (See Attachment 6).

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

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

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

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

1. **Section 3.18.3.A.** Consistency with the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.
 - a. *Finding.* As the request is for new construction, this criterion does not apply.
2. **Section 3.18.3.B.** Consistency with the principles set forth in the Old Town Master Plan.
 - a. *Finding.* The application is consistent with the principles set forth in the Old Town Master Plan. The Old Town Master Plan states that, "The built environment, in particular the historic structures scattered throughout Old Town, should be protected and enhanced. While it is of great importance to save and restore historic structures, it is just as important to add to the built environment in a way that makes Old Town more complete."

- The Applicant proposes to construct a new restaurant structure and Carriage House within the Old Town Bluffton Historic District, a locally and nationally designated historic district. The buildings, if the items in Section 3 of this report have been met, will have been designed to be sympathetic to the architectural character of the neighboring historic structures, so their addition to the architectural diorama will both protect the integrity of the existing historic structures and enhance the neighborhood by adding architectural variety.
- b. *Finding.* The Old Town Master Plan initiatives also include the adoption of a form-based code that included architectural standards for structures located within the Old Town Bluffton Historic District. These standards are included in Article 5 of the UDO. The new construction proposed as part of this request will be in conformance with those standards if the conditions noted in item 3 of this Section are met.
 - c. *Finding.* The Old Town Master Plan initiatives also promote preservation and protection of the legacy of the Old Town Bluffton Historic District through additions to the built environment which make Old Town more complete. The addition of the proposed commercial structure and Carriage House adds to the district as well as helps to provide completeness to the neighborhood and overall district.
3. Section 3.18.3.C. The application must be in conformance with applicable provisions provided in Article 5, Design Standards.
- a. *Finding.* Town Staff finds that if the conditions noted below are met, the proposed addition will be in conformance with applicable provisions provided in Article 5:
 - 1) Section .5.15.6.E.8 Chimneys, Roof Appurtenances, and Roof Penetrations. Roof penetrations for service elements, including but not limited to hood vents, sewer vents, and air vents, shall be located so that they either are not visible from the street or are concealed within an architectural feature. Where this is not possible, they shall match the color of the roof. The elevations must show the service platforms for the hood systems to ensure this requirement is met. The detail provided will be unable to service the hood systems on the main structure as currently configured. Further, to reduce the visual impact of the service platforms, guards are not required where restraint anchorage connector devices that comply with ANSI/ASSP Z359.1 are installed. Revise detail to include anchors rather than guard railings where possible.
 - 2) Section 5.15.6.3.b. Permitted Configurations. Windows may be single-hung, double-hung, casement, industrial, tilt, or fixed frame in operation. Window F, in the Window Table, is proposed as a sliding window and must be revised to a permitted operation.

- 3) Section 5.15.6.G.2. Building Walls. As required for all buildings except single-family houses, an expression line shall delineate the division between the first story and the second story. There is no expression line proposed on the accessory structure. An expression line between the first and second story must be provided.
 - 4) Section 5.15.6.G.3. Building Walls. Walls are permitted to be wood, cement fiber siding, concrete masonry units with tabby stucco, reinforced concrete with stucco, shingle, and vertical board and batten. Wherever possible, green building materials shall be used in the construction of building walls, including siding composed of reclaimed or recycled materials. The Garden Structure proposes the use of corrugated metal siding, which as a new material is not permitted. Provide additional detail on the metal siding to ensure it is either reclaimed from the site or recycled material.
 - 5) Section 5.15.6.H. Columns, Arches, Piers, Railings, Balustrades. Columns and porch posts shall be spaced no farther apart than they are tall as measured from the centerlines of the columns ("o.c"). The columns on the Carriage House structure are spaced 9 foot 2 inches and 9 foot 5 inches apart and are 9 feet in height. The column spacing on the Carriage House must be revised so they are spaced no farther apart than they are tall.
 - 6) Parking and Landscaping items must be addressed through the Development Plan Amendment review process. All site and landscape plans must be consistent with the approved development plan (DP-02-22-016417).
4. Section 3.18.3.D. Consistency with the nature and character of the surrounding area and consistency of the structure with the scale, form and building proportions of the surrounding neighborhood.

Finding. Town Staff finds the nature and character of the new construction to be consistent and harmonious with that of the surrounding neighborhood. The mass and scale of the structures are appropriate for their location and the architectural detailing, with revisions to address the items in section 3 above, will be sensitive to the neighboring properties.

5. Section 3.18.3.E. Preservation of the existing building's historic character and architecture.
- a. *Finding.* As the request is for new construction, this criterion does not apply.
6. Section 3.18.3.F. The historic, architectural, and aesthetic features of the structure including the extent to which its alteration or removal would be detrimental to the public interest.

Finding. The Applicant seeks approval for the construction of new structures in the Old Town Bluffton Historic District. If the conditions of section 3 of this report are met, the proposed plans are sympathetic in design to the neighboring historic and non-historic resources; therefore, the structure, with the revisions noted, will have no adverse effect on the public interest.

7. Section 3.18.3.G. For an application to demolish, either in whole or in part, any Contributing Structure, the Historic Preservation Commission shall consider the additional criteria as indicated in Section 3.18.3.G. of the UDO.

- a. *Finding.* As the request is for new construction, this criterion does not apply.

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

Finding. The Certificate of Appropriateness Application has been reviewed by Town Staff and has been determined to be complete, however, the following items must still be addressed as separate applications required prior to approval.

A Development Plan Amendment addressing the modifications to the Landscape Plan and Site Plan has been submitted and will be reviewed prior to this meeting, however, at the time of publication for this report, has not yet been heard by the Development Review Committee. As such, any comments or conditions associated with the Development Plan Amendment (DP-02-22-016417) must be addressed, and the Development Plan Amendment approved prior to issuance of a Certificate of Appropriateness.

It should be noted that no signage has been reviewed as a portion of this application and any proposed signage must be reviewed through the Site Feature- HD application process.

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:

1. Per Section 3.10 of the UDO, all conditions of the Development Plan Amendment review (DP-02-22-016417) must be addressed, and the

- Development Plan Amendment approved prior to issuance of a Certificate of Appropriateness.
2. Per Section 5.15.6.G.2. of the UDO, as required for all buildings except single-family houses, an expression line shall delineate the division between the first story and the second story of the accessory structure proposed.
 3. Per Section 5.15.6.H.1.a. of the UDO, the column spacing on the Carriage House must be revised so they are spaced no farther apart than they are tall.
 4. Per Section 5.15.6.3.b. of the UDO, Window F is proposed as a sliding window and must be revised to a permitted operation.
 5. Per the Applications Manual, any proposed signage requires separate Site Feature-HD approval.

ATTACHMENTS:

1. Location Map
2. Zoning Map
3. Application and Narrative
4. Site Plan & Elevations
5. Landscape Plan & Canopy Coverage
6. HPRC Report
7. Front Build-to, Parking and Placement Email