

HISTORIC PRESERVATION COMMISSION



STAFF REPORT

Department of Growth Management

MEETING DATE:	February 7, 2024
PROJECT:	5818 Guilford Place, Lot 13- New Construction: Commercial
APPLICANT:	Court Atkins Architects, Inc.
PROJECT MANAGER:	Katie Peterson, AICP, Senior Planner

APPLICATION REQUEST: The Applicant, Court Atkins Architects, Inc., on behalf of the owner, TripleBCo, LLC, requests the Historic Preservation Commission approve the following application:

1. **COFA-11-23-018646.** A Certificate of Appropriateness- HD to construct a new 1.5-story commercial structure of approximately 2,315 SF, to be located at 5818 Guilford Place, Lot 13 in the Stock Farm Development, in the Old Town Bluffton Historic district and zoned Neighborhood General- HD zoning District.

INTRODUCTION: The Applicant has proposed the construction of a one and a half-story commercial structure for Hair and So On, a salon, in the Old Town Bluffton Historic District. The proposed structure, of approximately 2,315 SF has some characteristics of a Main Street Building Type. But as it is located within the Neighborhood General – HD zoning district, it has been classified as an Additional Building Type. The setbacks for the site, which are determined by the Stock Farm Development Plan, have been met.

The primary structure features a side-facing gable roof and a second-story shed roofed balcony over a front entry stoop. It has a forward-facing gabled single-story addition to the rear, and a shed roofed two-story porch on the right side which encloses the stairs. The right elevation features a Tabby Stucco entry façade with monument stairs, and a ramp for access from the rear (internal development). It proposes a combination of Hardie Board and Batten siding, horizontal lap siding, and Tabby Stucco, has standing seam metal roofs, and half-round gutters.

This project was presented to the Historic Preservation Review Committee for conceptual review at the December 11, 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.B. Consistency with the principles set forth in the Old Town Master Plan.
 - a. *Finding.* The Old Town Master Plan initiatives include the adoption of a form-based code that includes 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 2 of this Section are met.
 - b. *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 structure will add to the district and help provide completeness to the neighborhood and overall district.
2. 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.H.2.d. Railings and Balusters. Railings and Balusters are permitted to be wood (termite resistant), wrought or cast iron (painted or natural). The application indicates the use of powder coated aluminum. To meet this requirement, railing and baluster material must be revised to a permitted material.

2. Section 5.15.6.M.1.e. Shutters. Shutters shall be constructed of durable wood. Except in the case of a Contributing Structure, the UDO Administrator may approve of the use of Wood Composite material for shutters provided the UDO Administrator determines that the shutters will be consistent with the character of the Historic District and the materials used are of equal or better quality than traditional building materials. The Applicant has proposed wood composite shutters on the second-floor porch only. All other shutters are proposed as KDAT wood shutters. The applicant requests a determination on the appropriateness of the use of wood composite shutters for this location. As they are out of reach and wood composite, Town Staff recommends approval of the wood composite shutters in this location.
3. 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.
 - a. *Finding.* Town Staff finds that if the architectural and landscaping items in Section 2 have been met, the nature and character of the new construction will be consistent with that of the surrounding neighborhood.
4. 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.
 - a. *Finding.* The Applicant seeks approval for the construction of a new structure in the Old Town Bluffton Historic District. If the conditions in section 2 of this report are met, the proposed plans will be 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.
5. Section 3.18.3.H. The application must comply with applicable requirements in the Applications Manual.
 - a. *Finding.* The Certificate of Appropriateness Application has been reviewed by Town Staff and has been determined to be complete; however, as there are several trees being proposed for removal which require a tree removal permit which must be submitted, reviewed, and approved prior to issuance of a Certificate of Appropriateness.

Finally, as the site is for commercial use, all signs must be reviewed through the Site Feature- HD 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 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 the Applications Manual, a Town of Bluffton Tree Removal Permit is required.
2. Per Section 3.19 of the UDO, a Site Feature-HD is required for any signs proposed on the site.
3. Per Section 5.15.6.H.2.d., the railing and baluster material must be revised to a permitted material.
4. Per UDO Section 5.15.6.M., a determination on the use of wood composite Bahama shutters on the second floor porch only, must be made.

ATTACHMENTS:

1. Location Map and Zoning Maps
2. Application and Narrative
3. Site Plan & Architectural Plans
4. Landscape Plan & Canopy Coverage
5. POA Letter
6. HPRC Comments 12.11.2023