

HISTORIC PRESERVATION COMMISSION



STAFF REPORT

Department of Growth Management

MEETING DATE:	February 7, 2024
PROJECT:	24 Ma Daisy's Way- New Construction- Commercial/Retail
APPLICANT:	Pearce Scott Architects, Amanda Denmark
PROJECT MANAGER:	Katie Peterson, AICP, Senior Planner

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

1. **COFA-12-23-018754.** A Certificate of Appropriateness- HD for the construction of a new 1,999 SF 1-story retail building in the Ma Daisy's Porch Development Plan, on the parcel currently addressed as 24 Ma Daisy's Way, in the Old Town Bluffton Historic District and zoned Neighborhood General - HD.

INTRODUCTION: The Applicant has proposed the construction of a new commercial retail building within the Old Town Bluffton Historic District. The proposed building, of approximately 1,999 SF, is reviewed as an Additional Building Type in accordance with the allowable building types for the Neighborhood General – HD zoning district.

The one-story structure is under a forward-facing gable roof with bracketed shed roofs over the front and rear door openings. The main roof is asphalt shingles with the shed roofs clad in standing seam metal. The right and left sides of the structure each have three large openings with knee walls and sliding shutters to enclose. It features Hardie Board and Batten siding.

This project was presented to the Historic Preservation Review Committee for conceptual review at the January 8, 2024, meeting and comments were provided to the Applicant (See Attachment 5).

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 building will be in conformance with applicable provisions provided in Article 5:
 1. Section 5.15.6.F.2. Architectural Elements. Electric utility meters, air conditioning compressors, systems equipment etc. shall be in rear yards or in side-yards not facing side streets, with approved screening. A service yard has been provided. Should all items be interior, no action required, however, if any exterior mechanicals will be associated with the building, a service yard location and detailing is required for review.

2. Section 5.15.6.J. Roofs and Gutters. Downspouts are to match gutters in material and finish. Rain chains may be used. Half Round Gutters are shown on the structure, but additional information regarding downspouts or rain chain profiles and locations as requested at HPRC must be provided.
3. Section 5.15.6.M.1.e. Shutters. Shutters shall be hinged and operable. Single-hinged, double-hinged, or Bermuda-type shutters are acceptable. Shutters may be louvered, paneled, board and batten, or plank construction used with the standard "S" hook, rat-tail hooks, generally less decorative iron butterfly, or other style shutter dog typical of the Old Town Bluffton Historic District's period of significance. Sliding shutters have been proposed. Revise operation to be hinged and provide hardware detail to ensure compliance with this section.
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 items in Section 2 are 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.

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 Section 5.15.6.F.2. of the UDO, if any exterior mechanicals will be associated with the building, a service yard location and screening detailing is required for review. Otherwise, no exterior mechanical equipment is permitted.
2. Per Section 5.15.6.J, additional information regarding downspouts or rain chain profiles and locations must be provided.
3. Per UDO Section 5.15.6.M.1.e., revise shutter operation to be hinged and provide hardware detail to ensure compliance with this section.

ATTACHMENTS:

1. Location Map and Zoning Maps
2. Application and Narrative
3. Site Plan & Elevations
4. Landscape Plan & Canopy Coverage – Sheets for 24 Ma Daisy Way
5. HPRC Comments