

HISTORIC PRESERVATION COMMISSION



STAFF REPORT

Department of Growth Management

MEETING DATE:	March 5, 2025
PROJECT:	94 Calhoun Street – Rehabilitation of a Contributing Resource
APPLICANT:	Tony Crosetto on behalf of owner, Steve Thomas
PROJECT MANAGER:	Glen Umberger, Historic Preservationist

REQUEST: The Applicant, Tony Crosetto, on behalf of owner, Steve Thomas, requests that the Historic Preservation Commission approve the following application:

COFA-02-25-019582. A Certificate of Appropriateness – Historic District to allow the rehabilitation of a 1,930 SF single-family residence (Tax Parcel R610-039-00A-0116-0000) in the Old Town Bluffton Historic District and zoned Neighborhood Center-HD. The structure, known as the “Allen Lockwood House,” was included in the Bluffton Historic District, listed in the National Register of Historic Places in 1996 and designated as a Contributing Resource to the Old Town Bluffton Historic District in 2008.

BACKGROUND: This application has been submitted to approve work completed without a permit and to ensure that work already completed under previously approved Site Feature-HD permits conform to requirements set forth in the Unified Development Ordinance (UDO).

The following is a timeline for the project to date:

January 30, 2023	Town Staff approved a Site Feature-HD (SFHD-01-23-0109 to allow for the reconstruction of two historic brick chimneys, which has been completed (see Attachment 5).
March 1, 2023	Additional work was approved by Town Staff under a separate Site Feature-HD (SFHD-03-23-0507) to include the replacement of the current asbestos siding with wood clapboards, and replacing the asphalt shingle roof with a 5-v metal roof (see Attachment 7).
May 16, 2023	Town Staff approved amended Site Feature-HD (SFHD-01-23-0109) to include reconstruction of third historic brick chimney, which has been completed (see Attachment 6).
May 2023	During the permitting process, it was determined that since no additional work could be done until the initial Site Feature-HD work was completed, the permit was revised to allow both

	projects to be done simultaneously. As a result of work that had been undertaken, on or about May 22, 2023, Building Safety determined that the existing brick foundation piers were insufficient and new engineered brick foundation piers were required to stabilize the structure.
July 20, 2023	Town Staff visited the site and discovered that additional work that had not been previously reviewed was being undertaken without proper approval, including, but not limited to, the deconstruction and reconstruction of the front porch and the replacement of attic vents on the eastern elevation. At that time, Staff informed the owner that the unpermitted work completed will need to be reviewed under a Certificate of Appropriateness-HD (COFA-HD) for compliance.
August 2023	An application for a Certificate of Appropriateness-HD (COFA-08-23-018346) was scheduled to be heard at the September 6, 2023 regular meeting of the HPC. At the Owner's request, that item was moved to the October 4, 2023 HPC agenda.
November 1, 2023	Owner withdrew application for a Certificate of Appropriateness-HD (COFA-08-23-018346) (see Attachments 8 and 9, respectively).
November 2023— June 2024	Work on the property remained inactive.
June 11, 2024	Town Staff approved a Site Feature-HD permit (SFHD-06-24-1348) (see Attachment 10) to replace the roof of the Contributing Resource but no additional work was approved under this application.
August 1, 2024	Additional unpermitted work to the porch was undertaken and the project was stopped, and the owner was informed that a Certificate of Appropriateness-HD and proper building permits were required to in order to proceed (see Attachment 11).

Approval of this COFA-HD will ensure that the entire rehabilitation project moving forward conforms to the requirements set forth in the Unified Development Ordinance (UDO).

BUILDING DESCRIPTION AND HISTORY: No. 94 Calhoun Street was constructed as a summer cottage around 1850 by Col. William Gaston Allen (1821—c.1890), a prosperous local planter and owner of Garvey Hall Plantation, for his wife Susan Virginia (née Bolan) Allen and their six children. Following the Civil War, one of Allen's daughters, Susan (Mrs. Thomas Postell Lockwood), purchased the property at Sheriff's Sale for \$10.00; it remained in the Lockwood family until 1953.

The house is a typical lowcountry-style summer cottage. It is a one story, south-facing, wood frame, rectangular center hall plan, featuring modern asbestos siding (recently removed) and wood windows, set on a high brick pier foundation with a composite shingle

end-gable roof. On the façade (southern elevation facing Water Street), there is a full-width front porch with a shed roof; the historic wood front steps are no longer extant. On the northern elevation is a small wood entrance stoop. There are three brick chimneys located on the eastern, northern, and western elevations (recently constructed using salvaged historic brick).

The building, identified as Site # 046-0076, was first surveyed in the *Historic Resources Survey* (1994) and was identified as a “contributing building” to the Bluffton Historic District, listed in the National Register of Historic Places in June 1996. In July 2008, it was resurveyed as part of the *Survey of Historic Properties*, when it was listed as “Contributing” to the Old Town Bluffton Historic District. In 2019, the Resource was surveyed as part of the *Town of Bluffton Historic Resources Update* (see Attachment 4).

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, as amended April 9, 2024 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.

A. Section 3.18.3.A.1. Consistency with the principles set forth in the *Old Town Master Plan* and *Town of Bluffton Comprehensive Plan*, “Blueprint Bluffton.”

Finding. The application is consistent with the principles set forth in the Old Town Master Plan. The Old Town Master Plan states, “The built environment, in particular the historic structures scattered throughout Old Town, should be protected and enhanced.” Accordingly, the rehabilitation of the Contributing Resource, if done in a manner which meets the criteria set forth in Section 3.18. of the UDO, as outlined above, will enhance the District by protecting one of the most visible and iconic antebellum structures within the District.

B. Section 3.18.3.A.3. Conformance with applicable provisions in Article 5, Design Standards.

Finding. 5.15.6.E.5. Porches. The Applicant, without prior approval, removed the pine tongue and groove decking on the front porch due to poor condition with the intention to replace decking with pressure treated tongue and groove pine, which is a permitted material. The Applicant, also without prior approval, removed the existing incomplete and damaged railings and have partially replaced railings with pressure treated pine in the exact design and fashion as the original but which meets current building codes which meets this Standard. The Applicant further notes that since no porch stairs are extant, they propose to build new stairs of pressure treated pine with handrails and treads using historic

photographs of the house as a design guide, which meets this Standard. Also, the Applicant is considering screening, and since porches may be screened only if all architectural expressions occur on the outside of the screen, the Applicant's intention for screening is permitted under these conditions.

Furthermore, the Applicant, without prior approval, conducted structural repairs to the porch which will need to be brought into compliance with this COFA-HD; engineering drawings and a conditions assessment dated September 9, 2024) have been provided as part of the application (see Attachment 12).

Accordingly, this Standard is met.

Finding. 5.15.6.E.6. Stoops. The Applicant proposes to replace the non-historic, 16- by-8 ft. rear deck with pressure treated pine set on pine piers, with rear-facing steps built to meet current building codes. This proposal meets this Standard.

Finding. 5.15.6.E.8.b. Chimneys, Roof Appurtenances, and Roof Penetrations. Exterior chimneys shall be finished in brick, tabby, or stucco. The chimneys have been rebuilt using reclaimed historic brick and therefore, this Standard has been met.

Finding. 5.15.6.G.3.a. Building Walls. Permitted finish materials may be wood (termite resistant, 50-year siding product). The Applicant proposed replacing the exterior asbestos shingle siding which has been removed with 8" lap, beveled horizontal cypress siding, which is a permitted material. Extant attic vents, located on the east and west elevations of the structure have been rebuilt with pressure treated pine in exact design and placement of originals, and therefore, this Standard has been met.

Finding. 5.15.6.H.2.c. Piers. Permitted finish materials may be concrete masonry units with brick finish. Under the approved Building Permit, the Applicant has replaced the outer historic brick piers, constructed without footers, with new piers constructed of concrete masonry units, set on reinforced concrete footers pursuant to current building code, and finished in historic brick to match originals. The Applicant has also added five new structural piers under the center of the structure per engineer's plans. The Applicant also proposes to replace the inner and outer corner piers, to be constructed of concrete masonry units set on reinforced concrete footers and finished in historic brick to match historic brick piers, which meets this Standard.

Finding. 5.15.6.I. Windows and Doors. The Applicant has begun work to retain and repair all existing windows and exterior doors and has provided photographs showing current condition of the windows (see Attachment 13). Additional on-

site verification of windows by Staff may be required to ensure compliance with this Standard.

Finding. 5.15.6.J. Roofs and Gutters. For roofs, metal, standing seam or 5-V Crimp 24" maximum spacing, panel ends exposed at overhang is permitted. The Applicant proposes replacing the roof with a 26ga. Galvalume 5-V Crimp Metal Roof system, which is a permitted material, and accordingly this Standard is met pursuant to previously approved Site Feature (SFHD-06-24-1348) (see Attachment 10).

Finding. 5.15.6. O.1. Skirting and Underpinning. Skirting and underpinning may be brick lattice, vertical or horizontal pattern wood lattice or fencing referred to as "hog penning" and louvered vents. Underpinning must be a minimum of one inch behind the face of the pier. The Applicant proposes to reuse as much of the existing hog penning as possible and any replacement material will be pressure treated pine, which is a permitted material, and accordingly, this proposal meets this Standard.

Finding. 5.15.5.F.9. Service Yards. The Applicant proposes to locate a service yard on the east elevation of the structure so as not to be visible from either street or from the front or rear and intends to contain all equipment with hog penning to match the existing. Additional information must be provided to ensure that the location and height of the service yard enclosure shall be sufficient to screen equipment from public vantages and does not exceed six feet in height.

C. Section 3.18.3.A.6. et seq. Compliance with the U.S. Secretary of Interior's *Standards for the Treatment of Historic Properties* ("Rehabilitation") and *Guidelines for Rehabilitating Historic Structures*.

Finding. The rehabilitated structure will retain all of the defining features and spaces that characterize the Contributing Resource. The existing roof, front porch, siding, trim, fascia and soffit, brick foundation piers and chimneys are being, or have been recently replaced with appropriate historic in-kind materials. The Applicant specifies in his narrative that all the windows and exterior doors will be retained and restored, all of which will retain the historic character of the Contributing Resource.

Finding. Staff finds that based on the information and materials submitted, the brick chimneys have been accurately rebuilt using historic brick in accordance with the approved Site Feature-HD (SFHD-01-23-0109) (see Attachments 5 and 6, respectively) meets this Standard. In addition, the proposed replacement of the asbestos exterior siding with historically appropriate wood weatherboard siding and the replacement of the asphalt shingle roof with historically

appropriate 5V metal, 26-gauge galvalume roof, approved under a Site Feature-HD (SFHD-03-23-0507) (see Attachment 7) and included in revised permits (RREM-02-23-0255) issued on May 9, 2023, meets this Standard. Furthermore, the Applicant's proposal to remove, restore, and reinstall the existing windows and front door and reconstruct the front porch to match the existing historic feature will meet this Standard.

Finding. The Applicant proposes that all new materials used to replace deteriorated materials or replicate historic features shall match the old in design, color, texture, and other visual qualities. Accordingly, this meets this Standard.

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:

Town Staff finds that the requirements of Section 3.18.3 of the UDO have been met and recommends that the Historic Preservation Commission approve the application with the following conditions:

1. Per Section 5.15.5.F.10.c., additional information must be provided to confirm location of service yard and ensure that the height of the service yard enclosure shall be sufficient to screen equipment from public vantages and does not exceed six feet in height; and
2. Per Section 3.19, any new parking lots/driveways, sidewalks, landscaping, and lighting site element have not been reviewed as part of this Application and future review may be required should work be proposed beyond the scope of this Application.

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.

ATTACHMENTS:

1. Location Map
2. Zoning Map
3. Application and Narrative with Photographs
4. Survey Sheets
5. Approval Letter SFHD-01-23-0109
6. Revised Approval Letter SFHD-01-23-0109
7. Approval Letter SFHD-03-23-0507
8. COFA-08-23-018346 Withdrawal Acknowledgement
9. Colin email 11.21.2023 re: Withdrawal of COFA Application
10. Approval Letter SFHD-06-24-1348
11. Colin email 08.01.2024 re: Additional Unpermitted Work
12. Porch drawings prepared by Engineer
13. Window schedule